

**CRUMMY, DEL DEO, DOLAN, GRIFFINGER & VECCHIONE**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

ONE RIVERFRONT PLAZA

SUSANNE PETICOLAS

NEWARK, N.J. 07102-5497

201-596-4500

CABLE-TELEX

138154

TELECOPIER

201-596-0545

November 5, 1996

**VIA FACSIMILE AND UPS OVERNIGHT DELIVERY**

Carl R. Howard, Esq.  
Assistant Regional Counsel  
United States Environmental  
Protection Agency - Region II  
290 Broadway  
New York, New York 10007-1866

**Re: Route 561 Dump Site, Gibbsboro  
Camden County, New Jersey  
Supplemental Response to Request for Information**

Dear Mr. Howard:

This letter on behalf of The Sherwin-Williams Company ("Sherwin-Williams"), is in response to the Request for Additional Information dated September 6, 1996 ("Supplemental Request") from the United States Environmental Protection Agency ("EPA") regarding the Route 561 Dump Site ("Site"). Sherwin-Williams responded to this request on October 10, 1996, and indicated that it planned to supplement its response.

In its October 10, 1996 response, Sherwin-Williams indicated that it was continuing its search for responsive information and documents regarding request 8 through 16. Without

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waiving any objections, Sherwin-Williams responds to these requests and supplements others as follows:

2. Sherwin-Williams supplements its October 10, 1996 response to Question 2 of the September 6, 1996 EPA request. Based on available historical documents, John Lucas & Co. offered for sale Paris Green, Prussian, Chinese and Milori Blue, Chrome Green and Chrome Yellow during sometime between 1859 and 1899, and 1904. Sherwin-Williams has been unable to verify if Lucas used or manufactured these materials at Gibbsboro during that time. Also enclosed is a formula tested by John Lucas for Chinese Blue, 1855. Sherwin-Williams has not been able to determine if Lucas used this particular formula at Gibbsboro.

Enclosed is some information regarding manufacture of some of the above requested materials in the 1930s. Sherwin-Williams also encloses a "History of John Lucas & Co. Inc. 1849-1949" which contains references to plant operations and to some of the above requested materials. This document is also contained in the NJDEP Dump Site Investigation Report. Sherwin-Williams has located a document dated 1983 which provides product classification information for the production report codes. This document is a confidential business record. Sherwin-Williams will make it available, subject to an agreement to keep it confidential.

4. Sherwin-Williams supplements its October 10, 1996 response to Question 4 by enclosing a plant layout drawing which appears to depict Gibbsboro plant operations and two site maps dated 1947 and 1964. See also response to Question 13.



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7. Sherwin-Williams has been informed that its consultant, Roy F. Weston, has recently obtained a copy of a November 16, 1946 aerial photograph of Gibbsboro from DEP. This photograph does not show any evidence of disposal activity at the Site. DEP has this aerial photograph if EPA wishes to review it.

8. EPA requests information on preservatives, fungicides and additives used in "protein-based" paints. Sherwin-Williams is not sure that is meant by "protein-based" paint. The Company sometimes used protein as a thickener in latex paint. Without waiving any objections, Sherwin-Williams used protein as a thickener for latex paint during the 1960's and 1970's, but has not been able to identify information on quantities that may have been used or stored at the Gibbsboro Plant. See also responses to questions 11 and 12. Sherwin-Williams previously made available to EPA Raw Material Consumption Reports for certain years reporting raw materials used at Gibbsboro which may include information on preservatives, fungicides and/or additives.

9. EPA requests information on the manufacture of Kemwood Seal. Sherwin-Williams has searched and not been able to locate information that it manufactured Kemwood Seal at the Gibbsboro Plant. Sherwin-Williams reviewed Lucas formula cards for products which may have been manufactured at Gibbsboro and has been unable to identify a formula card for Kemwood Seal. Sherwin-Williams will supplement its response if information is located.

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Sherwin-Williams has not located any information that the product was manufactured by John Lucas prior to the sale of the parcels contained within the Dump Site.

10. EPA requests information on Dowicide A, G and 6. Dowicide A, G and 6 were used as a package preservative for some latex paint products. Dowicide is identified as a raw material used at the Gibbsboro Plant in Raw Material Consumption Reports for September, 1956 through August 31, 1962. Sherwin-Williams has not been able to determine how these materials were used at the Gibbsboro Plant. Sherwin-Williams previously made available to EPA for review Raw Material Consumption Reports which referred to Dowicide A, G and 6.

11. EPA requests information on pentachlorophenol. Pentachlorophenol was used as a package preservative or additive for certain latex paint. It is listed in Raw Material Consumption Reports for Gibbsboro for September, 1956 through August 31, 1962 which were previously made available to EPA for review. Sherwin-Williams has not been able to determine how this material may have been used at Gibbsboro.

12. EPA requests a list of all historical documents pertaining to Gibbsboro operations. Sherwin-Williams objects to this question as irrelevant and overbroad since it covers a period of time well after John Lucas owned parcels included within the area of the "Site," as well as a significant period prior to Lucas' sale in 1946. Without waiving this objection, Sherwin-Williams has conducted an extensive search and has the following types of historical records regarding the Gibbsboro Plant. A significant majority of these records cover the time period

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after 1946, when John Lucas & Company sold the parcels that are included in the Site. Sherwin-Williams does not believe the records after that time would be relevant. Nonetheless, the historical records are described as follows:

- Accounting Records - John Lucas & Co., 1931, 1933, 1935, 1939 and 1940 (no information on materials used or production).
- Lucas Merger documents.
- Plant requisitions.
- Plant correspondence.
- Plant asset records.
- General ledgers.
- Plant files.
- Real estate files
- Appraisal (Ledgers on plant removals and equipment).
- Merger Papers.
- Lucas Director Minutes.
- Historical papers.
- Miscellaneous Files (Accounting Information).
- Price lists (pre-1900 and 1904).
- Product labels (circa 1962).

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These files are located either at the offices of Crummy, Del Deo, Dolan Griffinger & Vecchione or at Sherwin-Williams.

13. Sherwin-Williams' review indicates that Charles Hollinger was the Plant Superintendent from at least 1942 to 1970. Also, Robert DuLaney, former Plant Engineer, recalls that Hollinger was the Plant Manager or Superintendent when DuLaney began employment in 1964 or 1965. Question 15 suggests that EPA is interested in the timeframe of 1940's. Sherwin-Williams has not located a specific list of products manufactured at the Gibbsboro Plant in the 1940's. Sherwin-Williams has enclosed a list of operations conducted at the Gibbsboro Plant dated 1942, which refers to paint, varnish and lacquer and other information discussing Gibbsboro operations. Sherwin-Williams has not been able to determine which of the building descriptions represent active operations in 1942. Supplementing Sherwin-Williams' response to question 4, there is no reference in these descriptions to buildings 57 and 62.

14. See response to question No. 13. Sherwin-Williams has not identified any records regarding any areas used for disposal at the Gibbsboro Plant, or in the Gibbsboro, Voorhees, Lucaston area in the 1940's or earlier. However, an EPA analysis of a 1940 aerial photograph of Gibbsboro, entitled EPA Aerial Photographic Site Analysis Sherwin-Williams Gibbsboro, New Jersey, dated May 1996, notes what it identifies as disposal activity on block 25, lot 1, property then owned by John Lucas & Co. Significantly, this same analysis does not note disposal activity at the Route 561 Dump Site on the 1940 aerial. In fact, EPA's analysis of the 1973

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aerial states for the Dump Site: "There is no evidence that material has been dumped at this location."

15. Sherwin-Williams provided the results of a title search for Block 18.07, Lot 9, in response to EPA's August 4, 1995 Request for Information regarding the Route 561 Dump Site. Sherwin-Williams has not located any other information regarding Mr. Hollinger's purchase and sale of this parcel. Sherwin-Williams has obtained a title search for Block 18.07, Lot 10 and Block 14.02, Lot 1 and has enclosed the results of these title searches. No other requested information on these transactions has been identified.

16. Sherwin-Williams has conducted an extensive search for any responsive historical records regarding any visits by John Lucas and Company to the Site in the period around 1946, and has not located information on any visits. Sherwin-Williams has conducted an extensive search of historical documents relating to any representations which may have been made by Charles Hollinger, or anyone else to Louis Wacker in the period around 1946. Sherwin-Williams has also not been able to locate Mr. Hollinger or any person who may have made any representations to Mr. Wacker. Several former employees have stated that Mr. Hollinger is deceased.

Sherwin-Williams also reviewed The Aerial Photographic Site Analysis - Sherwin-Williams, Gibbsboro, New Jersey, prepared by the United States Environmental Protection Agency dated May, 1996.

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Given the extensive information requested by the September 6, 1996 EPA Request for Information, Sherwin-Williams reserves its right to supplement the response.

Very truly yours,



Susanne Peticolas

SP:rd  
Enclosure

cc: Thomas Budroe, On-Scene Coordinator  
Emergency and Remedial Response Division  
Removal Action Branch  
U.S. EPA - Region II  
2890 Woodbridge Avenue  
Edison, New Jersey 08817

SHERWIN-WILLIAMS COMPANY, INC.  
CERTIFICATION OF ANSWERS TO REQUEST FOR INFORMATION

State of Ohio

County of Cuyahoga

I certify under penalty of law that I am familiar with the information submitted in this document (response to EPA Request for Information) and all documents submitted herewith, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe or am informed that the submitted information is true, accurate, and complete, and that all documents submitted herewith are complete and authentic unless otherwise indicated. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I am also aware that my company is under a continuing obligation to supplement its response to EPA's Request for Information.

Allen J. Danzig

NAME (print or type)

Associate General Counsel, Environmental  
TITLE (print or type)

Allen J. Danzig  
SIGNATURE

Sworn to before me this

4th day of November, 1996

Deborah G. Pankiw  
Notary Public

DEBORAH G. PANKIW  
Notary Public, State of Ohio, Cuy City  
My Commission Expires Aug. 21, 1999





Chinese Blue. 1855

(Soluable for Ink Makers)

Tested by John Lucas, Aug. 1855

Proportions:	168 lbs. Prussiate Potash	@ .33	55.44
	168 lbs. Copper Sulphate	@ 1.00	1.68
	95 lbs. Sulphate of Iron	@ 1.00	.95
	63 lbs. Clear Nitric Acid	@ 9.00	5.67
	100 lbs. Sulphuric Acid	@ 2.25	2.25
	Fuel, labor, and filling		<u>4.50</u>
			70.49

Mode of preparing and putting together:

168" P.P. put in basket inside of cistern of 7 to 800 gallon capacity (as it requires from 4 to 5 gallons of water to every pound of Purssiate) nearly  $1\frac{1}{8}$  full of clear water. Dissolve by steam. When dissolved take out the baskets and wash them off, taking care none of the residue goes into the cistern. Stir up well. Then dissolve the 168" Sulphate placed in the filtering baskets inside of filtering tubs with water. When dissolved take out the baskets and run off into the P.P. liquor, keeping it well stirred up all the time. After well mixed let steam on and boil for 10 to 15 minutes keeping it well stirred up. Then fill up the cistern with cold, clear water. Then let it settle and wash up 'till nearly all excess of Iron is out, which takes, say, three days.

At this state prepare Nitrate of Iron as follows: 63" N.A. The greater part put into a stone jar of some 20 to 25 gallon capacity — acid proof — then the 95 Iron (copperas) put carefully into the same, a scope full at a time, until all is taken up. Then add the balance of the Acid. Wash down the vessel into the Nitrate of Iron with cold water.

When nearly all excess of Iron is washed out of the Prussiate of iron liquor (which as mentioned previously will take upwards of three days) run off the clear water until the stirring cistern is only half full. Then pour in the 100" Sulphuric Acid, and immediately afterwards the Nitrate of Iron. Then stir up the whole thoroughly and fill up with cold water. Allow it to settle. Run off the water, fill and wash up for three days until nearly free from excess. Then filter, press dry, etc.

(1859 — Washed only three times after finishing is enough for Chinese Blue, but for Sol. pulp for paper stains requires some 10 to 12 washings to set ink neutral. See batch 104/59.)

The above is in strict accordance with a batch of Chinese Blue I made in August, 1855, under the direction of J.C. O'Brien.

LUCAS INTER COMPANY MAIL

Subject: Lucas Dry Color History

Date: October 6, 1937

S - W

From: E. W. Large at Gibbsboro To W. R. Sieplein at Cleveland

---

Mr. Gorrell has asked me to write you something of the history of the Lucas Dry Color business, for Dr. Van Stone's use at the opening of the new Dry Color Laboratory in Chicago.

The manufacturing history of John Lucas & Company began in 1849 and Dry Colors were among the first products manufactured. John Lucas brought with him the English idea — that every paint manufacturer should make and control his own colors — and for 80 years the firm held to that tradition, even in many cases making colors which were used in such small quantities that costs were relatively high on them. John Lucas made the first chrome greens and chrome yellows produced in America. He also introduced the use of the so-called "brightening agents", tartaric and citric acids, in the manufacture of chrome greens. We cannot be sure whether Prussian Blue has been produced here before that time or not. The early Lucas reputation was largely built on two lines of chrome greens, made at Gibbsboro and sold mostly to the trade as oil colors, the Imperial French Greens and the Intense Greens. These same lines are still sold today. A large business was done in iron blues, particularly the "soluble" or laundry blues, and it is perhaps a sad commentary on business practices of the last century that almost all the blue was sold in lump form (without grinding) so the customer could see that no inert or adulterant had been added.

In the manufacture of chrome greens, the bulk of Lucas business was in the reduced greens of approximately 25% strength, which of course, raised production figures above those of today, when almost all production is C.P. color. In good years, the output of the Lucas color plant exceeded three million pounds per year.

At the time of the merger with the Sherwin-Williams Company, the Lucas plant was making iron blues, chrome greens, Paris green, chrome yellows and oranges, zinc yellow, lithol, para and toluidine reds, carlet and maroon lakes, and alizarine colors. At one time a line of limeproof (dyestuff) colors on green earth was made, but these had been discontinued.

Production for 1930-31, the first full year after the merger, was 1,635,000 pounds. Production for 1936-37 was 1,320,000 pounds for the 9 months we operated. This is at the rate of 1,760,000 pounds per year. Practically all of this was C.P. Color.

Hope the above information will answer your purpose.

E. W. Large

EWL:MH

## LUCAS INTER COMPANY MAIL

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DATE October 6, 1937

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A. W. STEUDEL  
President



L. F. COLLISTER  
Vice-President and General Manager



JOHN LUCAS  
Founder



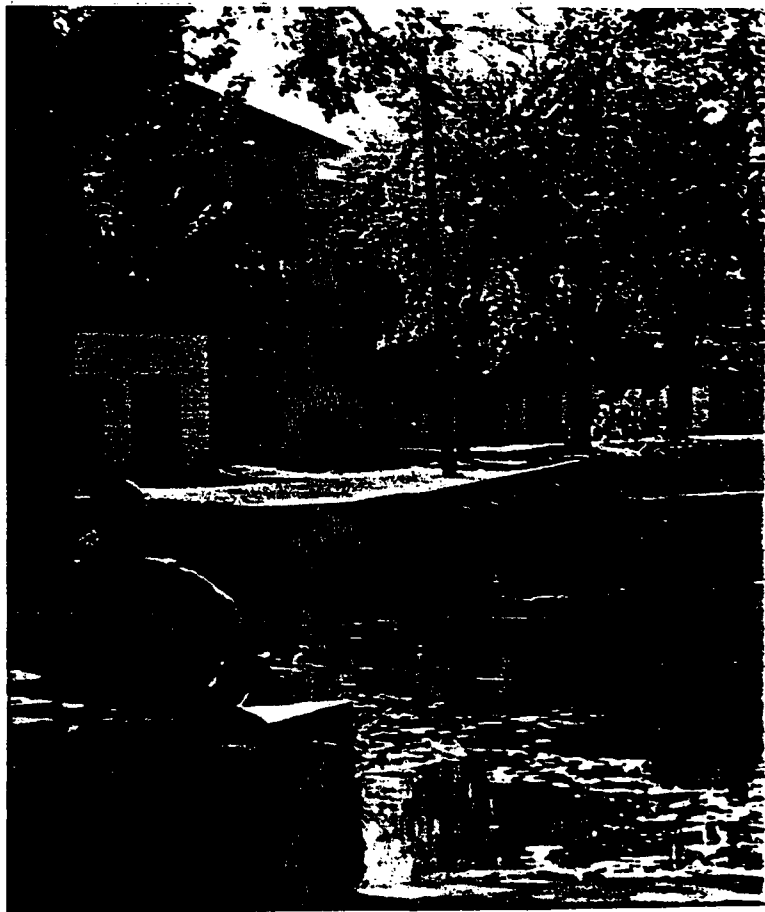
**JOHN LUCAS & COMPANY, Inc.**

1849 • 1949



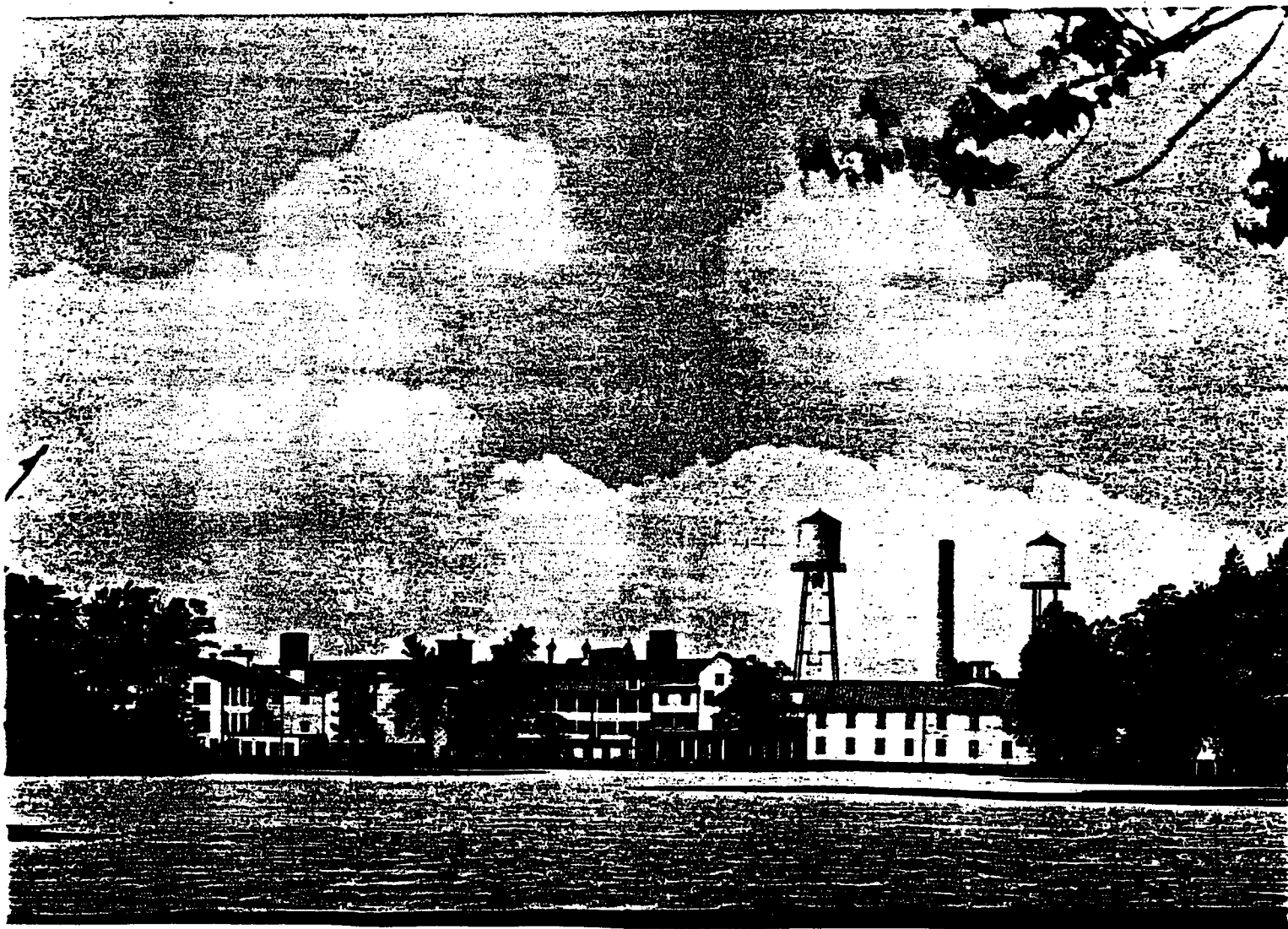
**S**IKE so many of our ancestors, John Lucas departed from his English homeland to sail across the broad Atlantic and seek his fortune in America. His was an adventurous, courageous spirit, held in check by knowledge and a predetermined objective. For John Lucas landed in the United States armed with an apprenticeship in paint manufacture, in fact, safely hidden in the recesses of his coat were actual formulas which he later used to good advantage. He had the foresight to appreciate that in this growing country paint was going to be needed in ever increasing quantities.

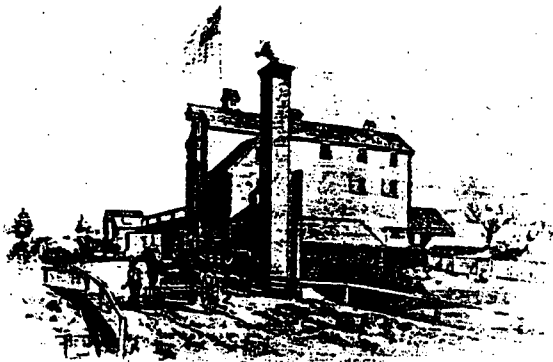
It is interesting to note that as John Lucas was founding his business in 1849, other young men were rushing off to California to seek their fortunes in gold. These quick riches must have sorely tempted this spirited Englishman. Yet, he held to his purpose, a trait that characterized his operation from the beginning . . . he stayed with problems until he had them solved.



Rear of the plant as viewed from Silver Lake

Enjoying the tranquil atmosphere at lunch hour

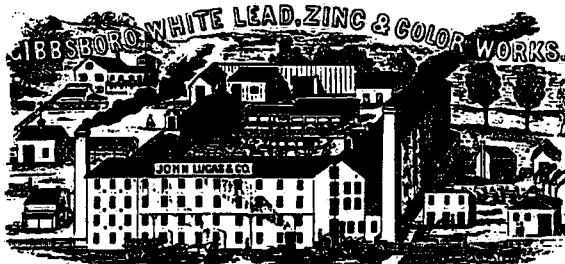




Original plant in 1849



Lucas Color, Paint and Varnish Works, Gibbsboro, N. J. 1889

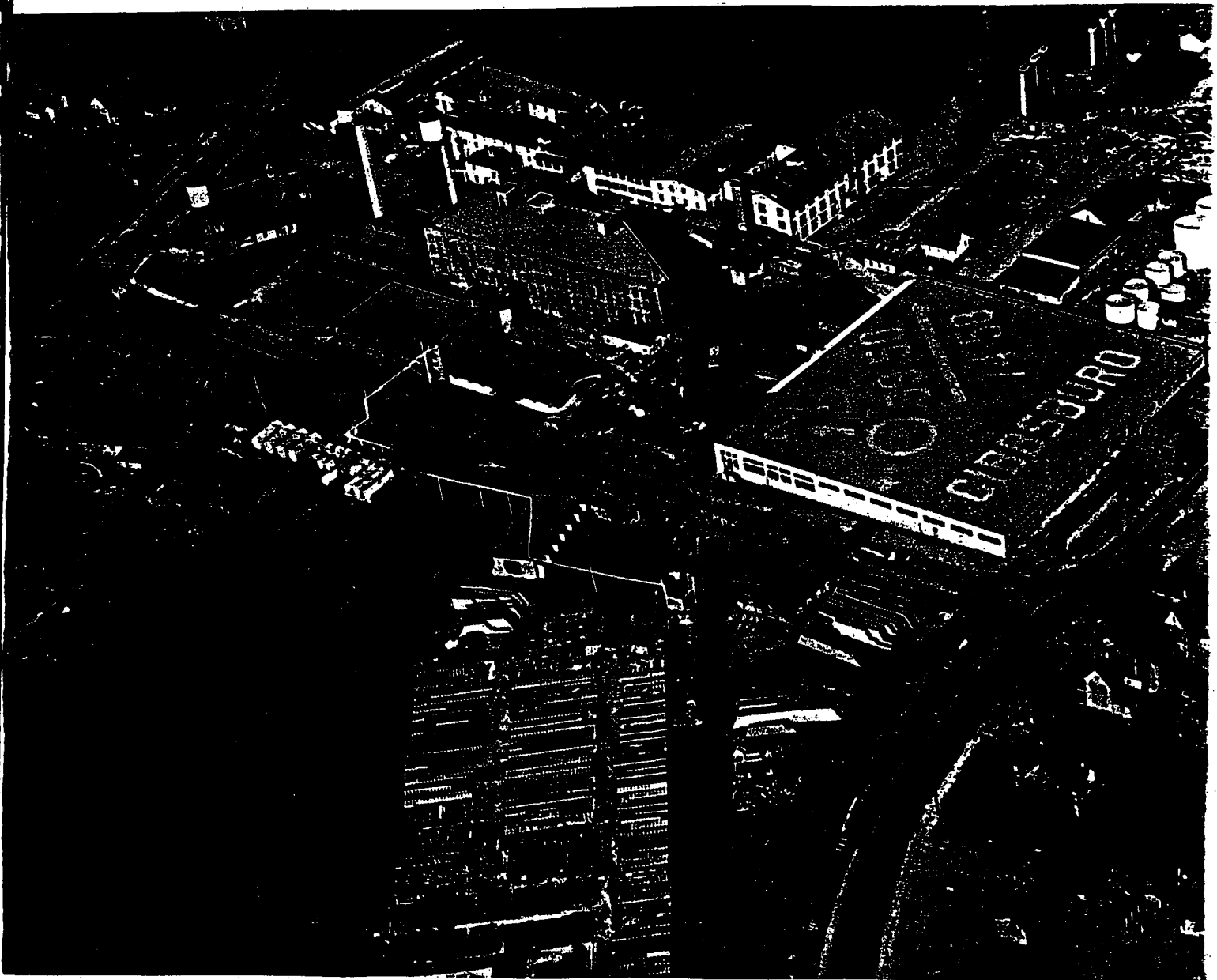


As they were in 1879



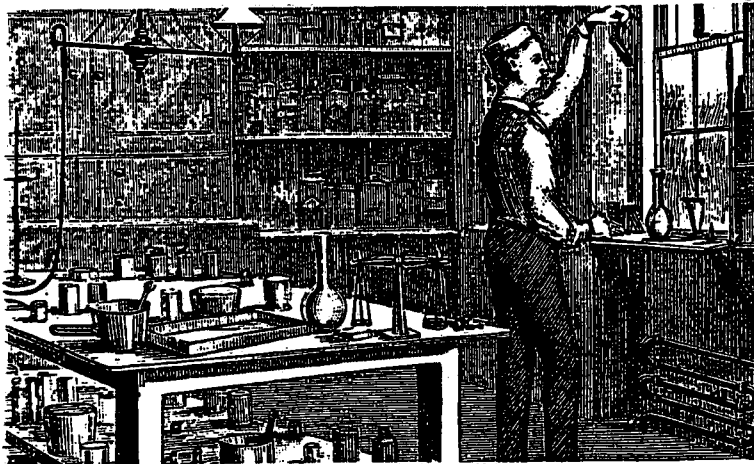
Lucas Varnish Works, Gibbsboro, N. J. 1899

Air view of today's extensive plant facilities at Gibbsboro





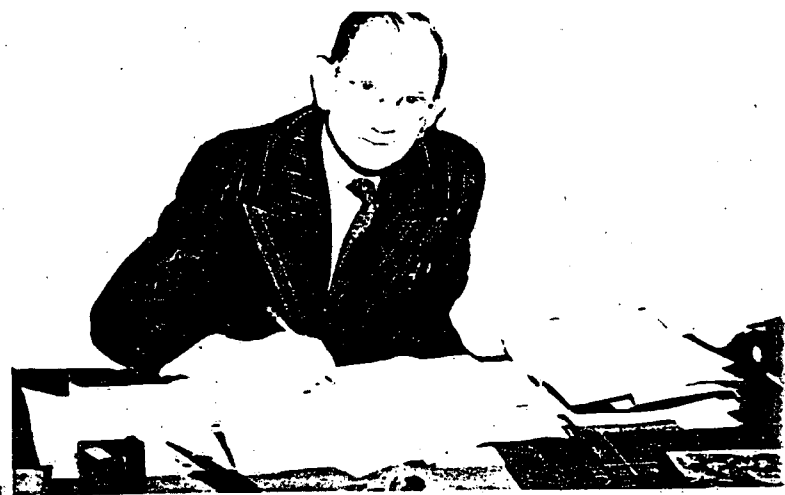
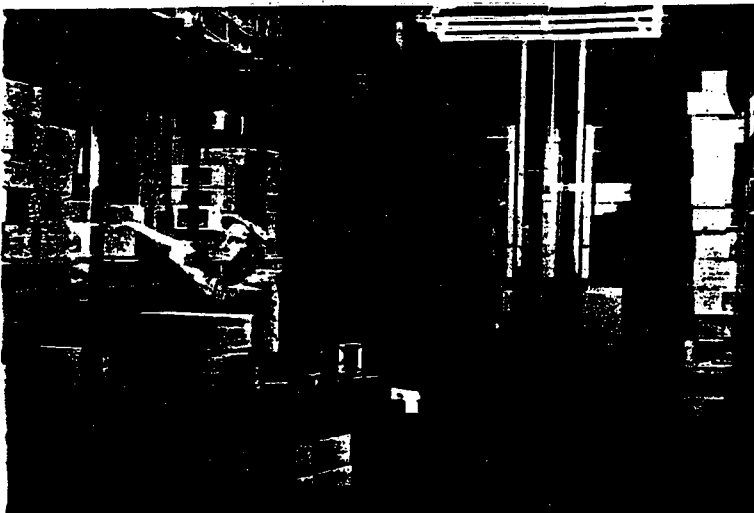
Quality control laboratory at Gibbsboro



Lucas was pioneer in laboratory developments



Feeding pigments to the long rows of mixers  
Filling customer orders in the new warehouse



Charles S. Hollinger, Factory Superintendent

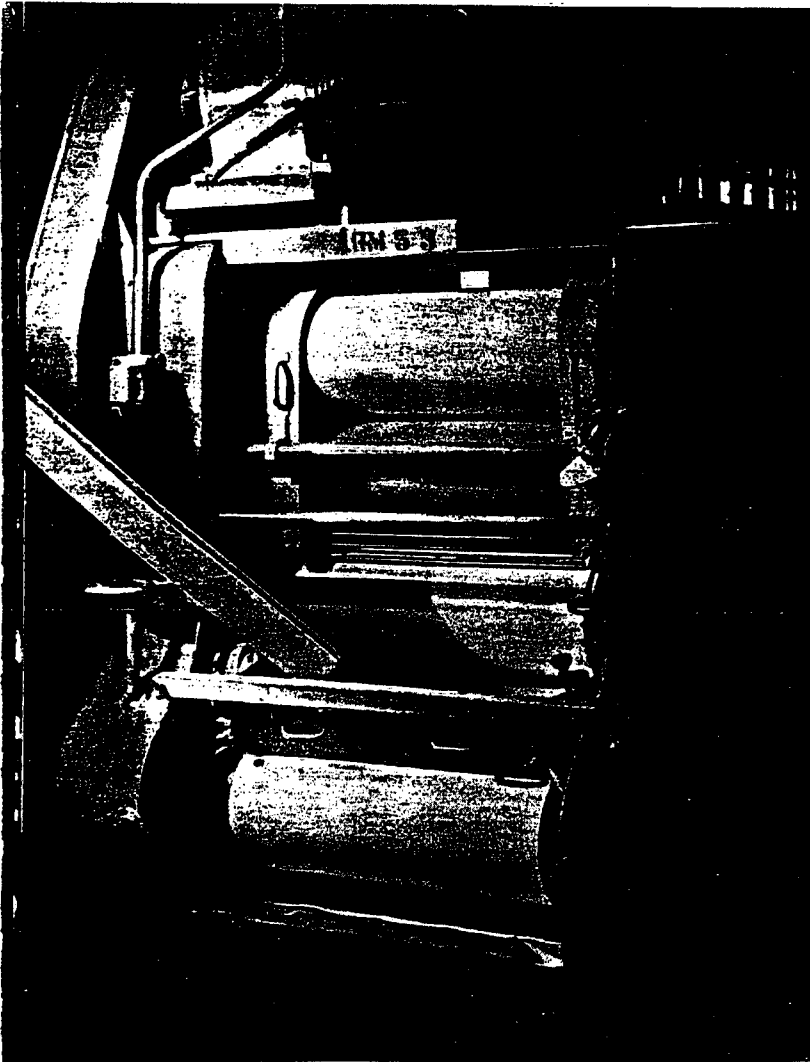
exactly what John Lucas was looking for, hence the establishment of the plant in this location. Two large lakes were on the property which covered several hundred acres. Not too much is known of the early history of the mill except that it was erected in about 1732. Some of the architectural features still remaining indicate that this date is probably quite accurate.

The grist mill became Building No. 1. By about 1860, Building No. 2 was added. This was a four story frame and stone structure, housing the dry color manufacturing equipment. At this time the colors were dried in a glass house, using the rays of the sun as a source of heat.

In 1852, Mr. Lucas combined the two Philadelphia establishments at the then well-known "stand" at 130 Arch Street. Then, in 1863, a move was made to more pretentious L-shaped quarters fronting on 141 North Fourth Street and 322 Race Street. In 1883, the schoolhouse property of the German Reform Church, occupying the adjacent lot to 322 Race

Paint is filled into containers from battery of tanks



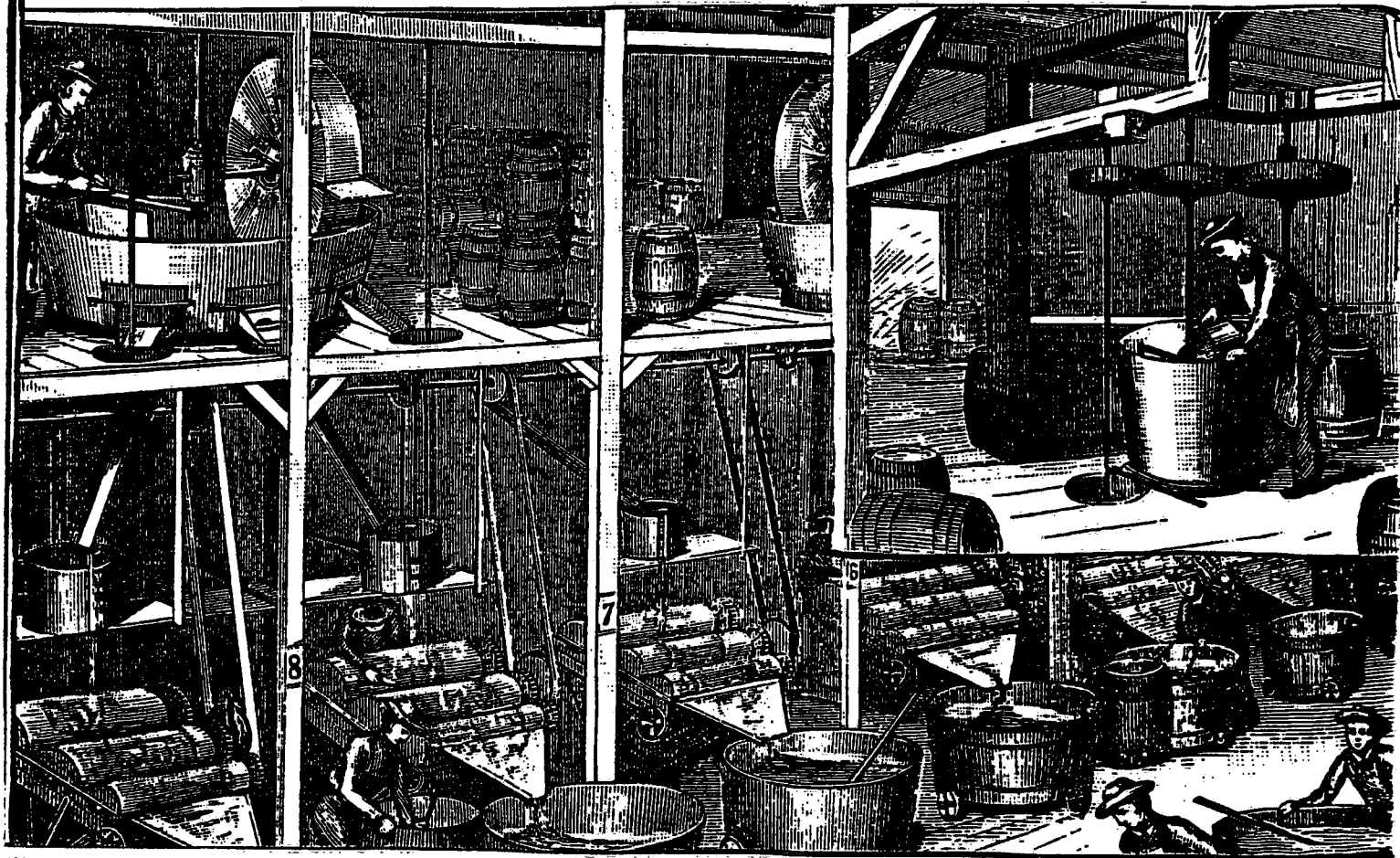


High speed roller mills of this type are typical of today's ultra modern equipment

The Lucas business was first established in March of 1849, to import white lead, paints and colors, and the original office was located at 33 North Front Street in Philadelphia. Then to become more intimately acquainted with painter requirements a general supply store was opened on the West side of Fourth Street above Arch. Shortly thereafter, Mr. Lucas was joined by his father-in-law, James Foster, an experienced Paint and Color Manufacturer and Chemist. Together they established the manufacturing plant in Gibbsboro, New Jersey. In fact, the Lucas trade name, "Foster Greens", was so called after Mr. Foster.

The primary reason for selecting Gibbsboro as the site for the plant was water supply. One of the essential factors in the manufacture of unchangeable colors in those days was the use of water, free from lime and iron salts, with absolutely no hardness and preferably with a trace of dissolved organic matter. Subsequent discoveries by color chemists indicated that this premise was correct and it is now generally conceded that perfectly soft water containing colloidal organic matter is ideal for the production of such products as Prussian Blue. It so happens that the water which ran the old mill in Gibbsboro was

Grinding white lead along about 1860





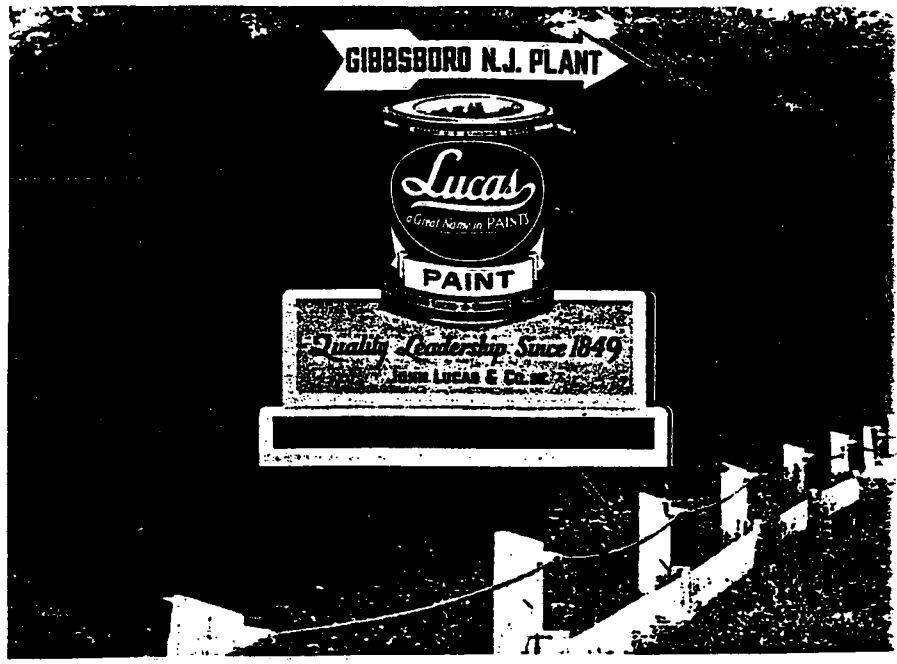


Snap of Gibbsboro employees at play





Try getting into the plant without checking with "Bucky" Keenan at the gate house



Lucas sign on Berlin highway which runs right thru Lucas property . . . is a popular route to Atlantic City



On completion of his 50th year with the Company, William Barney received congratulatory scroll signed by all his fellow workers



Contrast in present (top row) label designs as compared with elaborate identification used fifty years ago



Street, was acquired. The church was converted in a four story building and with numerous additions and improvements, remained the headquarters office until very recently.

Yes, it was a long time ago when John Lucas began making paint. Abraham Lincoln was an obscure lawyer, and it was still undecided whether that portion of the country lying west of the Rocky Mountains should belong to the United States or Great Britain.

Joseph W. Lucas, the only living son of John Lucas, tells us that in the early days all raw material and manufactured products had to be hauled the sandy, rutted Jersey miles between Philadelphia and Gibbsboro by mule team. Some years later, the Camden and Atlantic railroad was built, which shortened the mule team haul to the two miles separating Kirkwood Station from Gibbsboro. Later the ten mile Lucaston railroad was built.

It seems natural that John Lucas was one of the incorporators of the Camden and Atlantic railroad, a Director and one-time President. In this connection, Mr. Joseph Lucas relates that when the connecting line to Atlantic City (now the Pennsylvania Reading Seashore Lines) was built by a former disgruntled Director of C & A, in about 1878, there was great rivalry . . . he points out that excursion fares to Atlantic City and return were charging as little as 25c for the round trip.

John Lucas soon learned that one of the paramount requirements of the painters of that day was



L. F. Collister presenting Charles F. Burk with a gift on his 60th Anniversary with the Lucas Company. Mr. Burk is flanked, left to right, by W. J. Jenkins, Treasurer, and R. F. Harter, General Sales Manager

Meanwhile, the operation expanded from straight dry color manufacture to include the manufacture of first paste paints and then the original ready mixed Pure Linseed Oil Liquid Paints. John Lucas had the honor of producing the first of this type paint in America. This expansion required additional building facilities. While the dry color business expanded to the North of Building No. 1, the paint manufacturing facilities were being added to the South of the original building. No. 5 and No. 6 Buildings, the barns, now standing West of the lacquer storage tanks, were erected to house the service facilities of the plant. No. 7 Building was built in two sections, 7-1 and 7-2, and was for paint manufacturing.

Between about 1875 and 1947, more than twenty buildings were added to the manufacturing and warehousing facilities at Gibbsboro, including varnish and lacquer plants. The growth was sound and consistent.

The death of John Lucas occurred on August 7, 1901, and William H. Lucas, together with Albert Lucas, a son, returned to manage the organization under a declaration of trust. Both of these men died



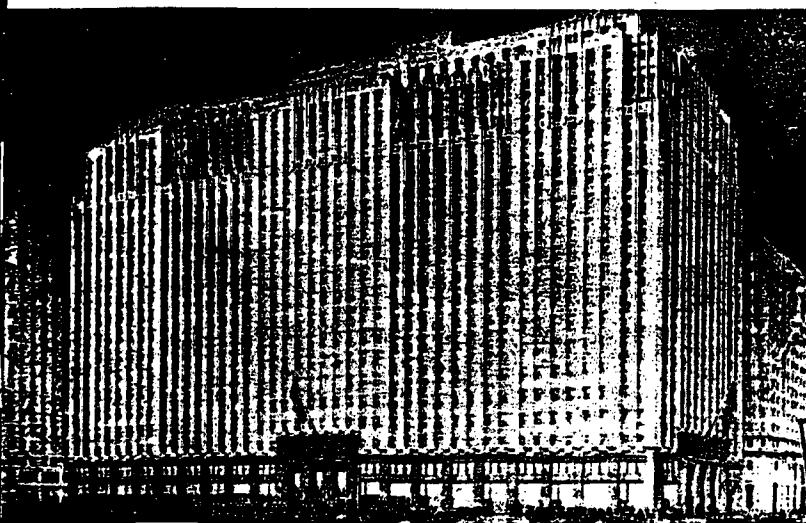
Advertising Department, Philadelphia



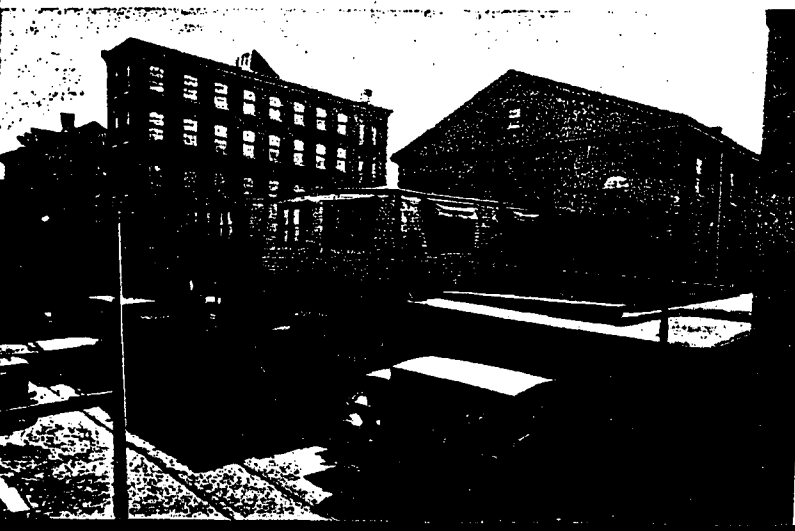
General Accounting Department



Looking into reception room  
of Lucas Administration Offices  
in Philadelphia



The Suburban Station Building where Lucas offices now occupy a large  
section of the eighth floor. (Below) The quarters on Race Street  
where the Philadelphia offices and warehouse were housed for 60 years



reliable green paint. It should be heavier in body  
more permanent, lighter and brighter in color. and  
at the same time contain none of the poisonous  
qualities always present in arsenical or Paris Greens

After a long series of experiments, he succeeded in  
producing the then celebrated Swiss and Imperial  
French Greens, which revolutionized the production  
of these colors. Success in developing these justly  
celebrated greens was followed with Yellows. Ver-  
millions, Chinese, Prussian and Laundry Blues.

John Lucas is credited with introducing the Eng-  
lish system of color grinding, by which the danger of  
overheating was eliminated. In fact, a long list of  
new manufacturing equipment emanated from the  
Gibbsboro plant.

It was in 1857, that William H. Lucas, a brother of  
the founder, succeeded James Foster as an associate.  
William, in turn, withdrew from the firm in 1877  
and it was then that the business became known as  
John Lucas and Company.

## NO WATER. NO BENZINE. LUCAS' READY MIXED PAINTS

THE ORIGINAL OIL PAINTS  
cost no more than Benzine and Water Colors.  
Note.—WE PAINT YOUR HOUSE FREE  
IF YOU ARE NOT SATISFIED OURS IS THE  
MOST DURABLE AND CHEAPEST PAINT YOU CAN BUY.

ON APPLICATION.  
Free \$1000.  
Lead, Calcined Lead,  
ing Greens.  
CAS & CO.  
th St., - Philadelphia



*Laughs at Abuse*

Grease, steam, even ink or iodine... one wipe of a  
damp cloth removes any of them from Durafilm's  
lovely "semi-gloss finish". That makes it ideal for  
walls in bath, kitchen, nursery or game-room, for  
woodwork in any room. Choose from the variety of  
charming pastel colors in Durafilm which your Lucas  
dealer will show you. \$2.00 a can

Also Available in Glass

DEALER'S NAME AND ADDRESS

Interesting comparison between  
ad above which appeared  
1883 and advertisement  
which is typical of today's style

him and, against the competition of his day, produced and made people buy a line of quality oil ready-mixed paints. Was he not a pioneer? Verily he was one of the 'ten just men' for whose sake the Sodom of our industry was spared".

These words of tribute from an unbiased authority are like music in the ears of present-day Lucas men and women, many of whom have long term service records with the Company.

The loyalty of Lucas people is perhaps best exemplified by the fact that one out of every five Lucas factory employees has served an average of 35 years, while one out of three has been a Lucas Paint Maker for an average of 25 years.

The location of the John Lucas Plant in Gibbsboro, New Jersey, helped to develop a kind of family association where fathers, sons and grandsons carry on the quality paint-making traditions of their elders.

Practically everyone in Gibbsboro works at the Lucas Plant which is the town's sole enterprise. Most of the homes were originally built with Company funds, although employees have since been encouraged and helped to buy them. Picturesque Gibbsboro stands as one of the few remaining self-contained communities built around a single enterprise.

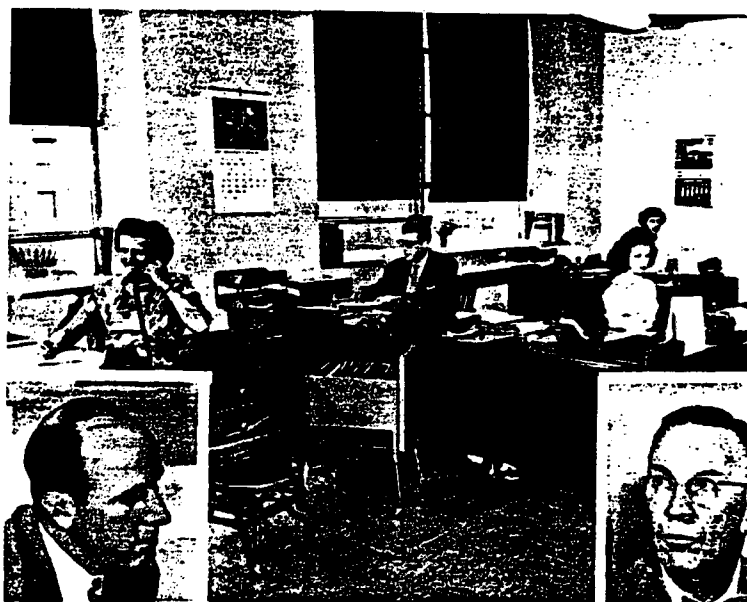
As early as 1900, the Lucas business had expanded throughout the Middle West, and was producing a full line of Trade Sales, Marine and Industrial finishes in addition to carrying on an extensive Export business.

In the course of events, other companies were absorbed and added to the Lucas orbit, production facilities continuously enlarged and improved, technical skills developed and a very aggressive sales promotion department set in operation.

Today, the John Lucas Company ranks twelfth in the paint industry in terms of sales volume and distribution. It is one of the few companies offering a complete line of finishes which include Industrial, Marine, Automotive, as well as all Trade Sales and Master Painter Products. Modern administrative Offices are located in one of Philadelphia's finest office buildings. This move from Race Street was made in September of 1947. The newest and most efficient production equipment is in operation at the Gibbsboro, New Jersey Plant. Last year (1948) a splendid new concrete warehouse was erected with a floor area of 50,000 square feet. Division Head-quarter Offices in New York, Boston, Chicago, Atlanta and Philadelphia, are supported by other branches



Left to right, A. E. Johnston, Manager Marine Division, discusses experimental panel with J. G. Rodan, Industrial Sales Manager



View of Chicago Division Office with inserts showing Manager, George Nolte, and Chicago Industrial Sales Manager, J. B. Morrison



A. M. Howard, Sales Manager of the Southern Division, dictates to his secretary, Mrs. Francis Shimp



Purchasing and Statistics Personnel



Billing and Credit Departments



Section of General Sales Division

in the year 1906, and under a provision of the will of the founder, William E. Lucas and H. Spencer Lucas, both sons of John Lucas, became the successor trustees.

It was only three years later when H. Spencer Lucas passed away and William E. Lucas became the sole surviving trustee. In that capacity he sold the assets of the company on November 15, 1912, to John Lucas and Company, Inc., a corporation under the laws of the State of Pennsylvania. William E. Lucas was President of that corporation until his death on March 24, 1913. Joseph W. Lucas then became President and held that office until he was elected Chairman of the Board of Trustees on September 9, 1922. Joseph Lucas did not retire from the board until May of 1934, so the original Lucas family actually carried on for 85 of the 100 years of the company's life to this present date.

Outside of the Lucas family the organization has been guided by three men, Ernest T. Trigg, from 1908 to 1933, Walter Gorrell from 1933 to 1942, and Lloyd F. Collister, who brought more than a quarter century of rich experience in Paint merchandising with him when he joined the company as Vice President and General Manager in 1942.

In a book, entitled "The Paint Industry", George B. Heckel said, in part, of John Lucas and his Company: "At the very foundation of all modern altruistic movements lies the incontrovertible proposition that what benefits a community—and, in a larger sense, humanity—benefits the individual. Therefore for the manufacturer to improve the condition and enlarge the opportunities of his employees is to benefit himself in various ways".

"John Lucas did all of these things. He turned the wilderness and swamps of Gibbsboro into a small country paradise, helped those of his employees who would, to acquire holdings and homes of which they might be proud, provided the means for recreation entertainment and improvement and in every way carried out the best traditions of the English squires".

Mr. Heckel continued: "It is very modern, indeed but it is the modernity of the seasoned oak with its roots firmly planted in the foundation rocks, and not of the rootless mushroom springing up and perishing in a day".

And, near the end of his rather lengthy sketch of the Lucas Company, Mr. Heckel said: "John Lucas, though perhaps tempted by the easy money to be made for a time in 'patent paints', put Satan behind



The store front shown above is typical of domestic retail dealer outlets. The big neon sign and colorful window valances give Lucas products prominent identity. Inside the store (as shown below) the uniform Lucas containers and headboard make an exceptionally attractive paint department







R. J. Downs (seated), Manager Philadelphia Sales Division, confers with his assistant, W. A. Witham



At his desk in the Boston Office, New England Division Manager, R. E. Martin, discusses a problem with stockkeeper, E. L. Costa



Section of New York Domestic Sales Office Staff. Insert pictures: (left to right) N. C. Collins, Division Sales Mgr., and J. R. Allen, Mgr., New York Marine Sales

in principal cities. The Export Department maintains its headquarters in New York City.

The company's association with the seven Allied Paint Companies has given it raw material, research and distribution advantages without in the least interfering with its independent position as a competitor in the field. Kem-Tone and Kem-Glo are the only paint products produced and distributed in common by the several Allied Companies. These products represent the most phenomenal successes in paint history, and have revolutionized the redecorating habits of the nation

TG House Paint, Luco-Kwik Enamel, Durafilm Wall Paints, Floor-Life and Lucoflint Superwhite Enamel are a few of the popular Lucas trade names. The letters TG, identifying the House Paint line, are an abbreviation of "Tinted Gloss", first used in the days when Lucas pioneered in offering a line of ready-mixed house paints in colors.

Lucas dealers in America and dozens of foreign countries find a ready acceptance for the product carrying the famous green label with the red oval trademark. They quickly learn that Lucas is big enough to give them all of the product and merchandising advantages of the largest manufacturers and yet small enough to give each customer the personal attention he needs.

During World War II, it was the privilege of the John Lucas Company, to supply protective finishes for many types of equipment such as trucks, tanks, gun carriages, as well as barracks, etc. However, its greatest contribution was to supply Marine finishes to the vitally important Maritime Fleet. These finishes had to withstand the severe, destructive action of salt water, sun, ice and storm. In recognition of its outstanding war service record, the Lucas Company was the first paint concern in America to win the coveted Maritime "M" award, which it subsequently won five more times.

Naturally, this century-old business has been influenced by thousands of interesting human minds and hands, as different as the fingerprints of their owner. All were imbued with the fact that Lucas Products won fame because of their quality reputation, and quality has always been the guiding star for every thought and act. On that premise, Lucas people have been and are still producing and selling outstanding products for preservation and beauty. From a picket fence to a lovely grand piano, Lucas Finishes serve the needs of fellowmen everywhere.

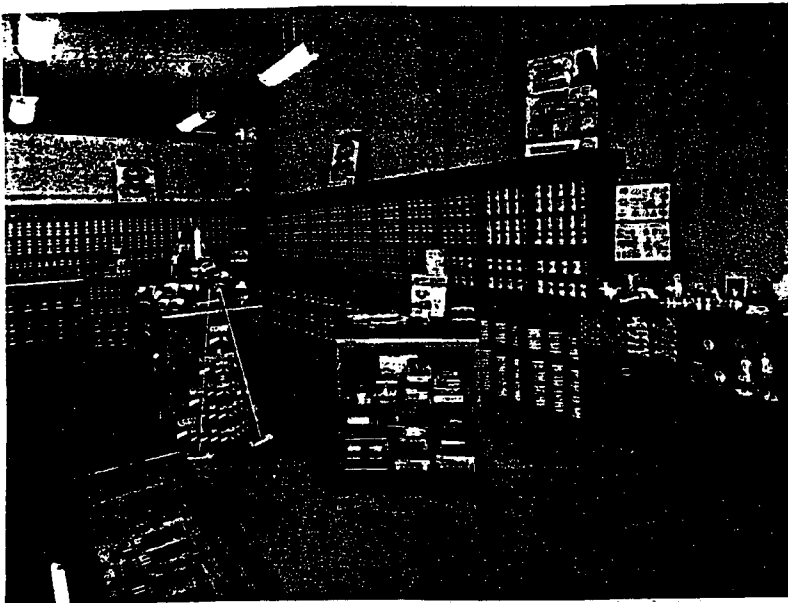




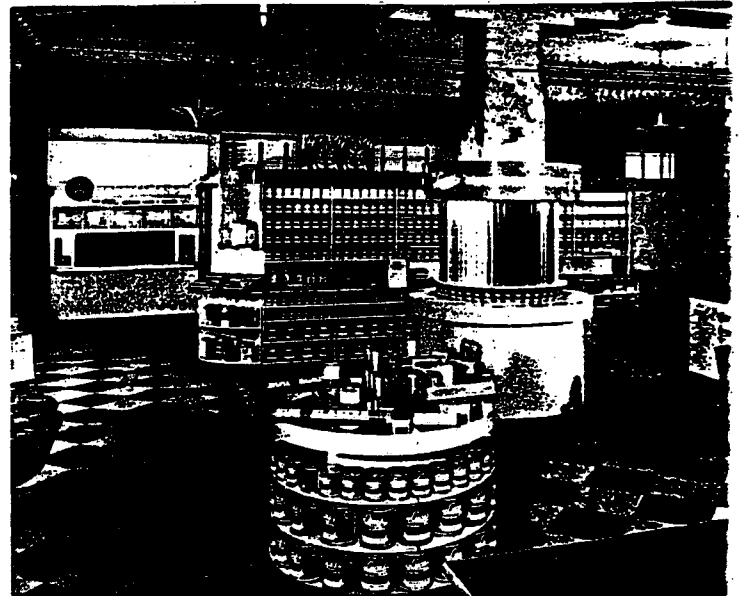
Most of the Lucas Branches are easily identified by giant can store front signs. This is the Memphis branch



The Harrisburg Branch is sporting a new and attractive store front design in keeping with the modernization program



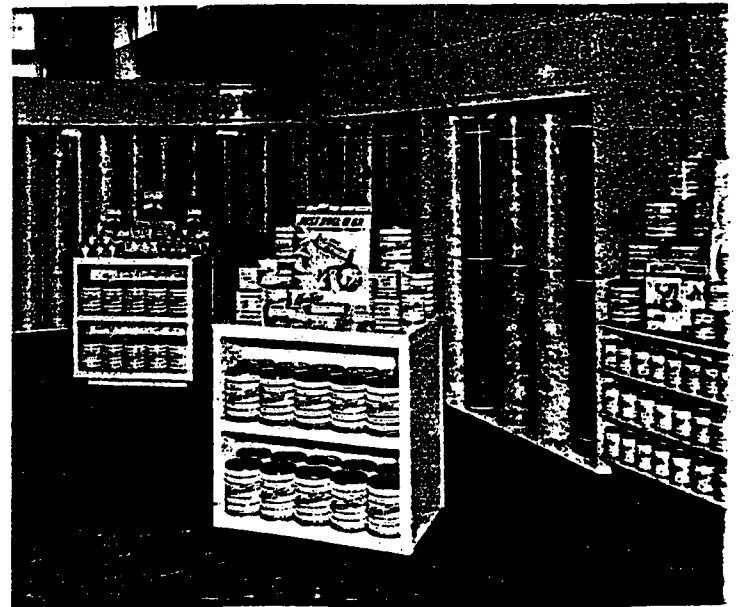
All Lucas Branches are primarily interested in selling paint and are models of good arrangement



The Washington, D. C. Branch is located in the impressive Capital Wallpaper Building



For customers who want wallpaper, Lucas Branches carry complete stocks. Tampa department is illustrated



Floor covering is another major line in Lucas Branches. This is the Linoleum Department of the Frankford Avenue Branch in Philadelphia

# PAINT *Lucas* STORE



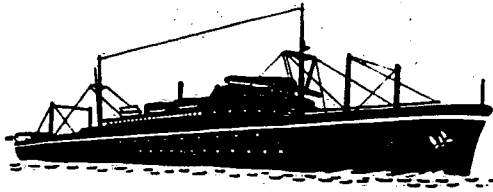
Typical of its location in the deep South is the Lucas Miami Branch



Left to right, R. H. Burfeind, Purchasing Agent, S. A. Woolford, Branch Stores Manager, and J. T. Porter, Branch Credit Manager, discuss plans for modernizing an outlet

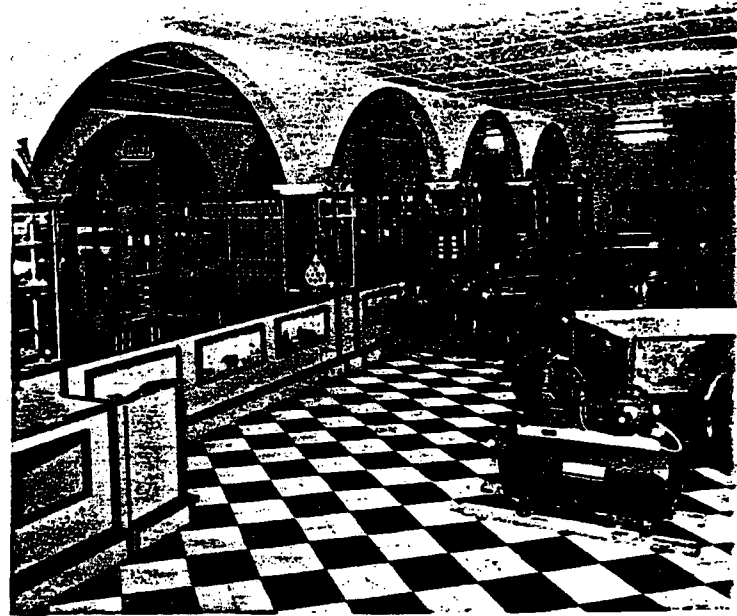
## BRANCH STORE OPERATION

Although John Lucas actually began his business career in America as a retailer, it was not until recent years that the Company began operating Branch stores catering to both retail and wholesale requirements. Today it is a practice of practically all major paint manufacturers. Initially it provides a model retail outlet giving the manufacturer first hand knowledge about this important phase of paint selling. Secondly, it offers potentially high volume sales in selected markets where controlled effort is the only way to get a major share of the business. Today Lucas operates fifteen branches among the Eastern States from Rochester N. Y., to Miami, Florida.



## EXPORT DEPARTMENT

Perhaps it was because John Lucas had himself so very recently sailed from England that made him think of the Export market for his goods. Or maybe it was his connections as an importer that turned his attention to foreign fields. In any case the records show that in 1860 he was doing a flourishing export business. Just prior to the second world war, Lucas Paints were being sold and used in fifty-one foreign countries.



Lucas is extremely proud of the high type representation it has abroad. Pictured above is the establishment of Victor Echeverria & Cia. Ltda of Barranquilla, Colombia which is reputed to be the finest in South America

Interestingly enough, the patron Saint of the Painters is St. Lucas, which may be a contributing reason for the popularity of our products in the land to our South.

The export staff at New York Headquarters with Export Manager, Richard Ribolta, Jr. standing

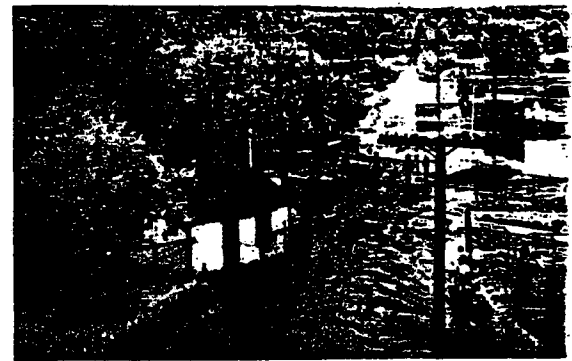




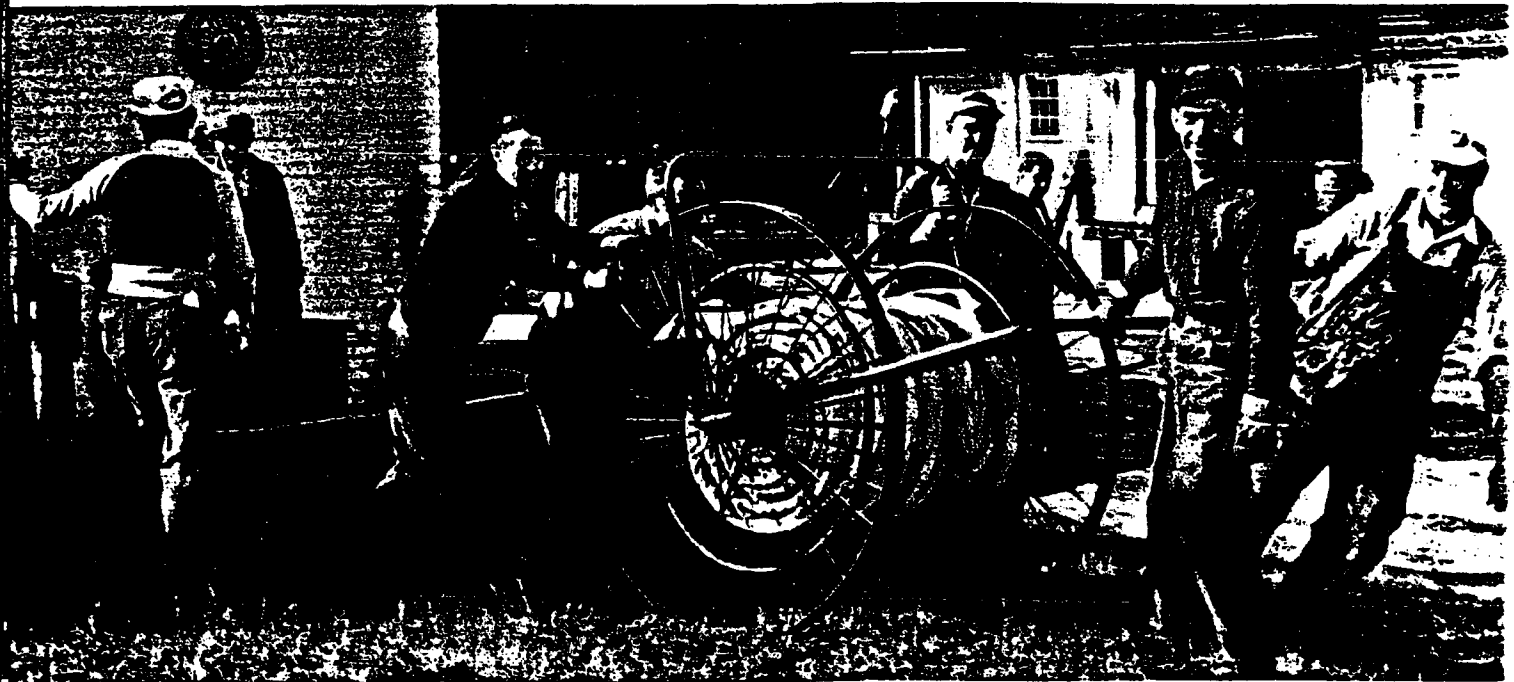
22 local fire companies plus sixty Lucas men who rushed from their neighboring homes, fought the inferno for nearly three hours. Many were overcome from the terrific heat, smoke and fumes, but they succeeded in confining the fire to the loss of raw materials and finished products in open storage



On Saturday afternoon, July 30, 1949, at 2:30 the first drum of gun cotton exploded. In a matter of minutes the entire open storage area looked and sounded like an invasion on "D" Day



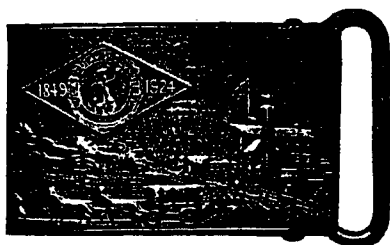
The recent fire reminded many Lucas people of another fight to save Company property against the flood of 1940



Regular fire drills keep the Company's own fighters ready for the ever present danger



Long-Service Lucas men as they were snapped at the Diamond Jubilee gathering in Gibbsboro



A souvenir wallet was presented to the ladies and a fine belt buckle to the men as mementos of the occasion



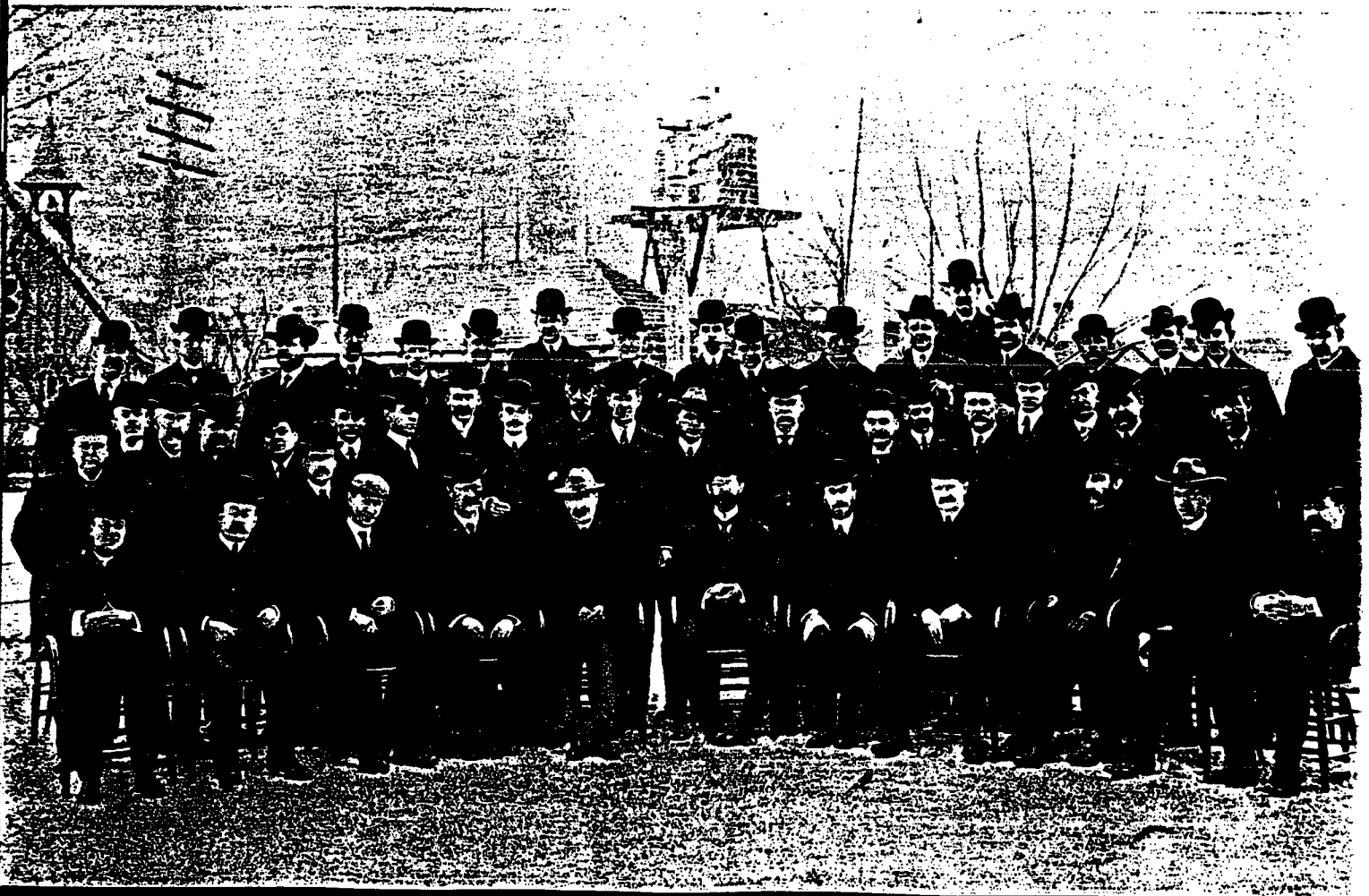
Fifty-year men at the 1924 Convention

This picture of Lucas Representatives and Executives was taken at Gibbsboro about 1912. In the foreground in front of the steps, (left to right) are William E. Lucas, and Ernest T. Trigg.





Lucas factory employees as they posed for this picture in 1891. Somewhat later the traveling "ambassadors" of the Company assembled outside the Gibbsboro factory and the photographer recorded the distinguished group as shown below.

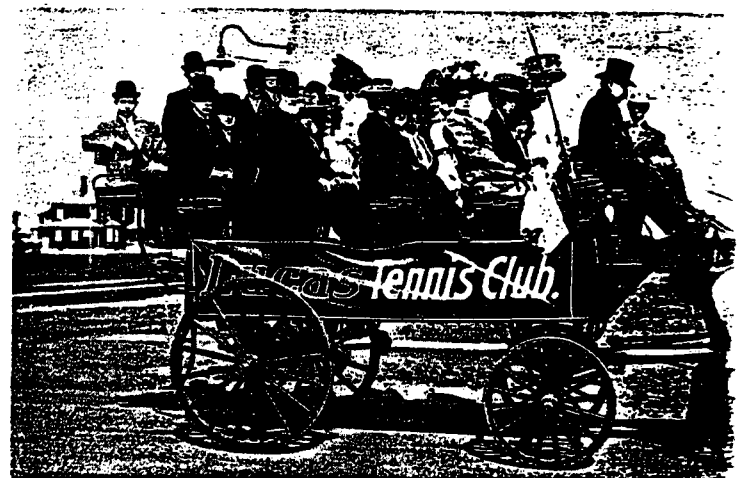




At the Lucas Sales Convention of 1937 everyone dressed as a painter and carried a placard representing his territory. This group picture was taken outside Lucas Hall in Gibbsboro.



One of the fleet of "swift" Lucas delivery trucks about 1900

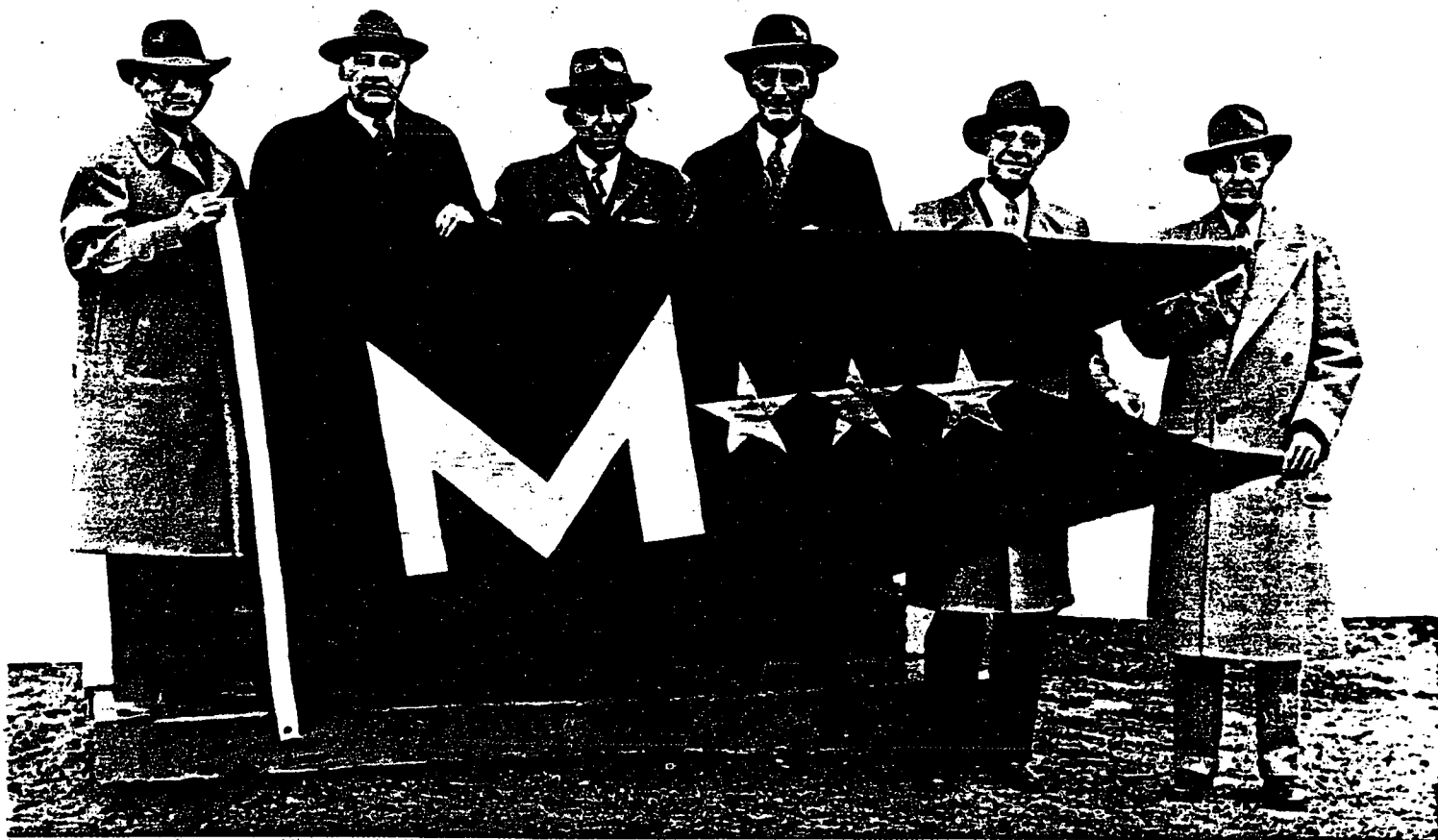


Since the early days social activities have been enjoyed by Lucas people

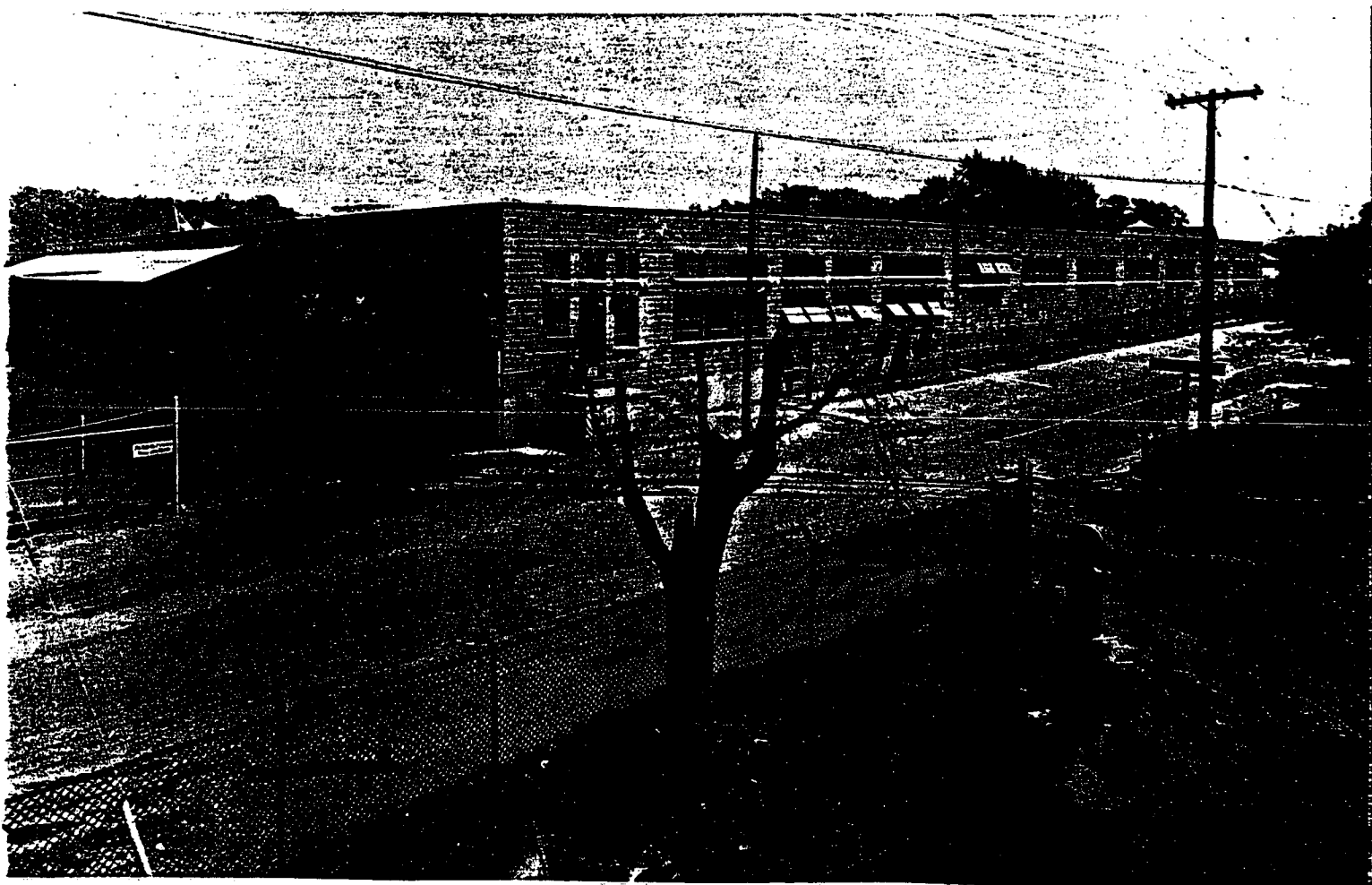


Although rain fell, it was a happy day when top personnel of Maritime Commission came to Gibbsboro from Washington, March 17, 1943, to present the first Maritime "M" Award to any paint manufacturer for outstanding achievement in the war effort





Altogether the Lucas Company won the Maritime "M" five times. Our tough Marine Finishes battled salt and sea on hundreds of Allied vessels in waters all over the world to help keep our far flung fighting machines equipped



The new concrete warehouse at Gibbsboro is the latest evidence of the Company's forward steps to maintain the best service facilities for its customers, and efficient equipment for its people



**Lucas**  
a Great Name in  
**PAINTS**

JOHN LUCAS & COMPANY, INC.

*Long Service*  
**PRESENTATION  
DINNER**

25  
60  
YEARS

THURSDAY, SEPTEMBER 25, 1947  
WALT WHITMAN HOTEL, CAMDEN, N. J.



Thousand dollar Savings Bond recipients, Messrs. Souders, Watson and Burk, all with fifty years or more service records

## MASS PRESENTATION DINNER

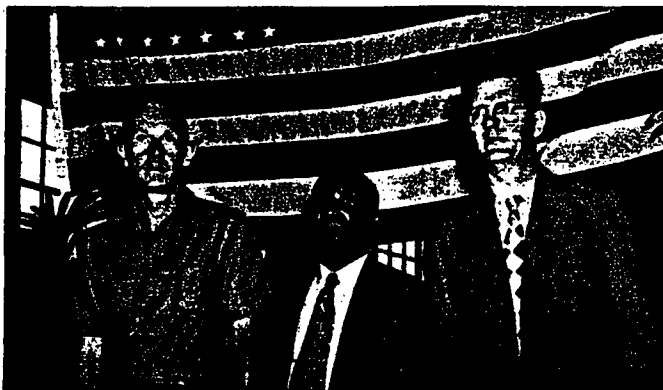
Thursday, September 25, 1947 will always be remembered as one of the memorable occasions in the Company's history. On that evening Long Service Lucas men and women from all over the country gathered with their associates from Gibbsboro and Philadelphia, and sixty-one of them were presented with gold watches. It was one of the biggest mass watch presentations ever held anywhere.



These were the honored guests of the evening, collectively representing more than two thousand years of service with their company. All received Watches and Long Service Certificates



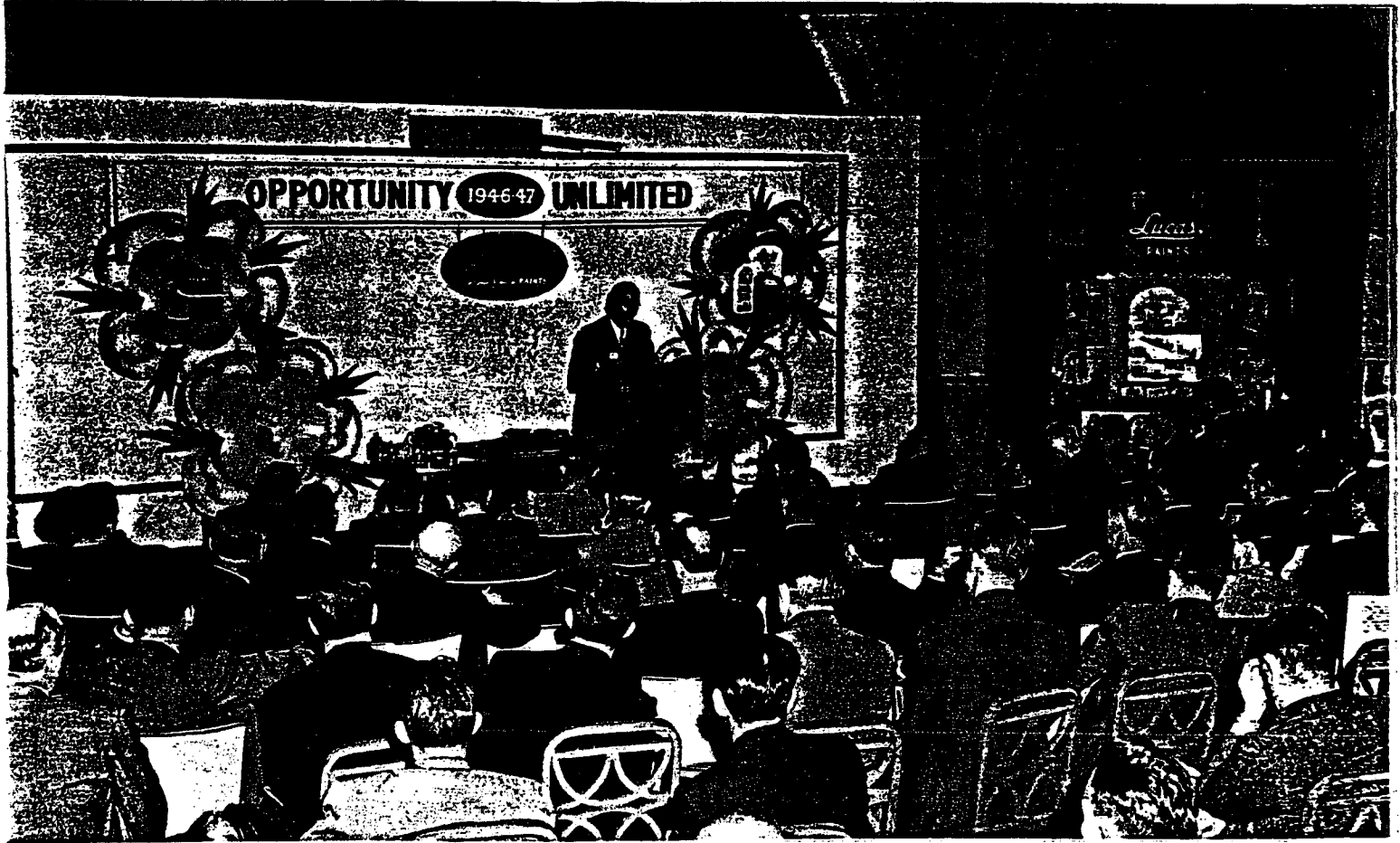
Left to right, L. F. Collister presenting Mrs. Frances Kelly with her Watch and Certificate at the Walt Whitman Hotel, Camden, N. J.



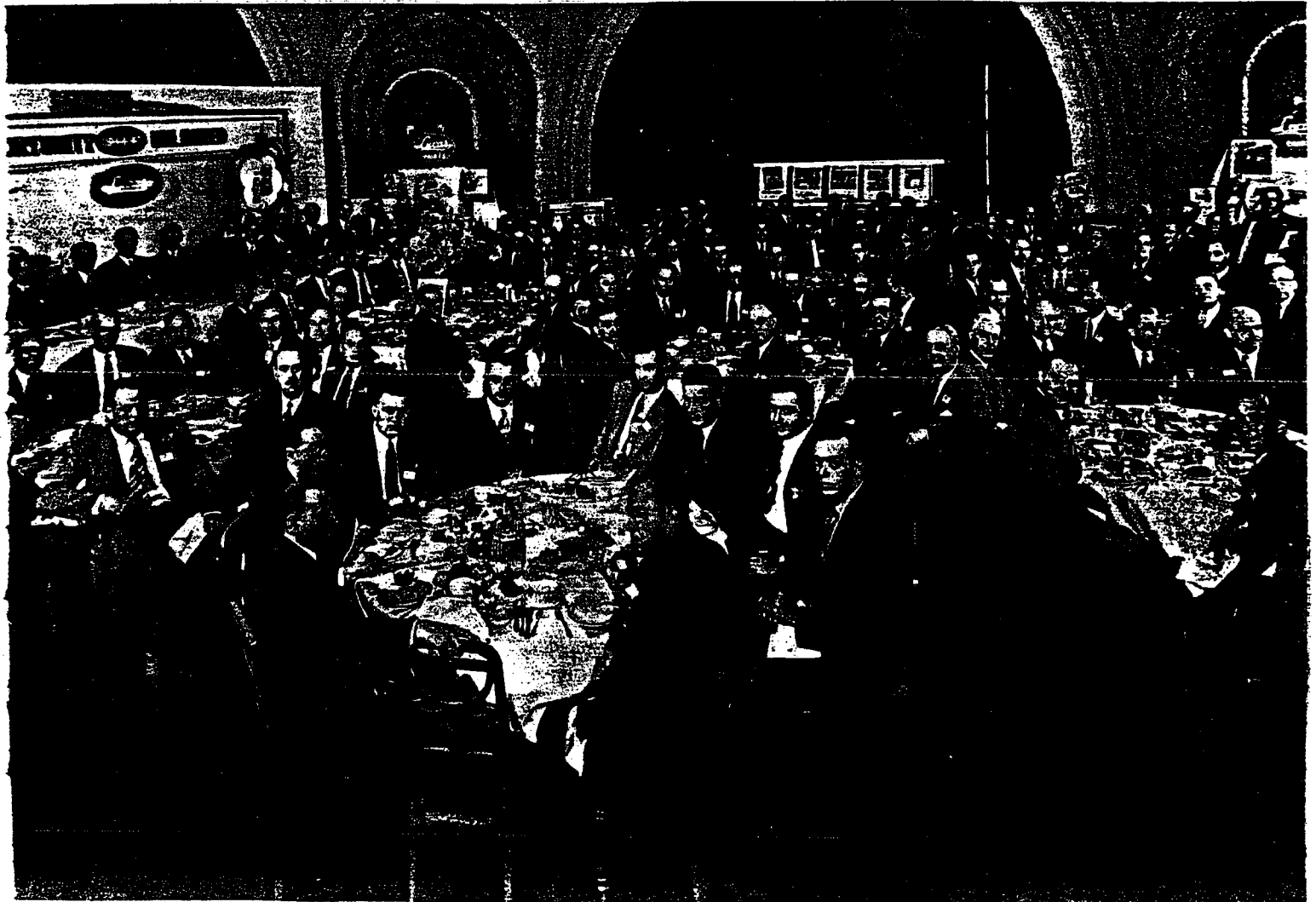
At the dedication of the new factory warehouse in July of 1948 William E. Abel (left) and Robert M. Flaherty (right) received their twenty-five year presentations. Together their service records just equaled that of William Barney, Sr., who received a \$1,000.00 Savings Bond on completion of his fiftieth year



Another of the attractive Long Service Award recipients at the Hotel Whitman was Mrs. Lillian Albert of the Gibbsboro factory



The first big Sales Convention held after the war took place at the Bellevue-Stratford Hotel in Philadelphia in 1946. Above, Mr. Collister is opening the business session with a welcome address. Below, the banquet which was the social highlight of the three day meeting



EMPLOYEES'  
RETIREMENT PLAN  
1947



Employees Group  
LIFE INSURANCE  
PLAN



JOHN LUCAS AND COMPANY



THE LINCOLN NATIONAL  
LIFE INSURANCE COMPANY  
FORT WORTH, TEXAS

(Please Call the Company)  
Hereby certifies that under a Group Life Insurance Policy No. G-1280 and a Group Hospitalization and Accidental Death Policy G-AD888, it has insured certain employees of

JOHN LUCAS & CO., INC.  
(Please Call the Company)

The terms of the group policies of particular interest to the insured employees are set out on this and the following pages of this Certificate.  
Under and subject to the terms of the group policies,

Henry George Copeland, Jr.

an employee, is entitled to insurance coverage in accordance with the following schedule:

TYPE OF INSURANCE	Amount of Insurance	
	Plan 1	Plan 2
Life Insurance	\$1,000	\$1,000
Accidental Death Insurance	1,000	1,000

Catherine P. Copeland, Wife  
of Henry George Copeland, Jr.

The employee has designated

beneficiary under the Group Life and Hospitalization Insurance.

# Secure Employees are Happy



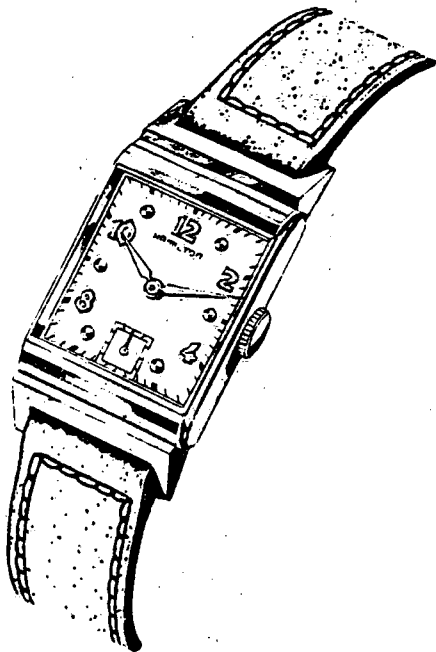
ONE of the major concerns of working people everywhere is security in old age. Lucas has tried to alleviate this uncertainty with a forthright Pension Plan paid for in full by the Company. Every individual who has been consecutively employed for fifteen years or more and attains the age of sixty-five is eligible for benefits. Of course income payments are in direct relation to years of service, and there is a provision for earlier retirement in case of disability.

To further ease the feeling of responsibility to dependents, all Lucas people can enjoy the protection of a cost-sharing Life Insurance Policy.

Other privileges such as participation in a hospitalization plan and in group automobile insurance are made available.



On the occasion of the distribution of this hundred year resumé booklet to Lucas Employees, souvenir wallets were presented to all Company people. Each wallet contained a dollar for every year of service, with a minimum of five dollars for newer associates



## Long-Service Recognition

Long-Service loyalty is held in high regard by everyone . . . an honor to the individual, a compliment to his Company.

Twenty-five year Service Records are recognized with the presentation of a Watch and Long-Service Certificates. Whenever possible these presentations are made at Company gatherings where a substantial number of co-workers can share in the occasion. Upon completion of fifty years, employees are presented with \$1,000.00 Savings Bonds.

The Lucas men and women pictured here represent the honored Long-Service group currently active in the Company.



C. S. BURK  
Philadelphia, 1887



W. J. WATSON  
Gibbsboro, 1893



WILLIAM BARNEY, SR.  
Gibbsboro, 1898



W. H. PRICE  
Philadelphia, 1901



C. P. STARKEY  
Gibbsboro, 1902



G. C. McFERREN  
Gibbsboro, 1902



W. O. HAMPTON  
Gibbsboro, 1903



L. F. COLLISTER  
Philadelphia, 1903

# ACTIVE LONG SERVICE ASSOCIATES



W. T. CUNNINGHAM  
Gibbsboro, 1905



D. C. PINE  
Gibbsboro, 1906



J. B. MORRISON  
Chicago, 1908



R. W. DAUM  
Philadelphia, 1909



CHARLES KEINATH  
Philadelphia, 1910



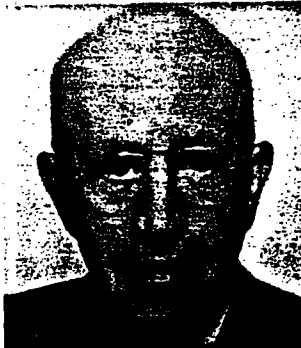
J. R. ALLEN  
New York, 1914



G. T. PHARAZYN  
Gibbsboro, 1914



FRANK GOLLEY  
Gibbsboro, 1914



J. T. KELLY  
Philadelphia, 1914



W. R. SHARP, SR.  
Gibbsboro, 1915



LILLIAN ALBERT  
Gibbsboro, 1918



WILLIAM DIXON, JR.  
Gibbsboro, 1918



GEORGE LIPPINCOTT  
Gibbsboro, 1918



J. E. PRATT  
Gibbsboro, 1919



P. G. HALL  
Philadelphia, 1906



GEORGE STEINER  
Gibbsboro, 1920



W. C. ANTHONY  
Cleveland, 1921



J. J. BRADLEY  
Philadelphia, 1921



G. J. CHESTER, SR.  
Gibbsboro, 1922



W. E. ABEL  
Gibbsboro, 1923

# LIVING RETIRED LONG SERVICE ASSOCIATES

HARRY SOUDERS, SR. (ret. 1942)  
Gibbsboro, 1887

ALFRED WRIGHT (ret. 1938)  
Gibbsboro, 1895

F. T. McFERRIN (ret. 1948)  
Gibbsboro, 1902

JOHN RUMFORD (ret. 1947)  
Gibbsboro, 1903

HARRY PINE (ret. 1948)  
Gibbsboro, 1910

W. A. J. RADTKE (ret. 1948)  
Gibbsboro, 1915

RANCIS FULLEYLOVE, SR. (ret. 1938)  
Gibbsboro, 1889

ELEANOR ACKERSON (ret. 1934)  
Gibbsboro, 1896

JAMES FOSTER (ret. 1947)  
Gibbsboro, 1903

GEORGE SIMMONS (ret. 1941)  
Gibbsboro, 1907

RICHARD GURLIN (ret. 1940)  
Gibbsboro, 1912

WILLIAM GITHENS (ret. 1948)  
Gibbsboro, 1916

C. E. SHARP (ret. 1941)  
Gibbsboro, 1897

G. E. MOORE (ret. 1949)  
Gibbsboro, 1899

STEPHEN BUGOCI (ret. 1941)  
Cleveland, 1903

CHARLES CLOUD (ret. 1942)  
Gibbsboro, 1910

J. J. GALLAGHER (ret. 1938)  
New York, 1912

D. W. ROWLEY (ret. 1948)  
Gibbsboro, 1919

# ACTIVE LONG SERVICE ASSOCIATES



R. D. HANNAN  
Chicago, 1910



LOUISE HANSEN  
Philadelphia, 1911



F. J. MANTLE  
Gibbsboro, 1912



S. J. RICE  
Washington, 1913



G. G. WILLIAMS  
Philadelphia, 1913



JESSE SHERWOOD  
Gibbsboro, 1915



F. J. FULLEYLOVE  
Gibbsboro, 1916



S. C. HAMPTON  
Gibbsboro, 1917



ANNA PRATT  
Gibbsboro, 1917



H. C. JENSEN  
Export Dept., 1918



B. J. KEENAN  
Gibbsboro, 1919



JOSEPH FULLEYLOVE  
Gibbsboro, 1919



C. E. WORTHINGTON  
Gibbsboro, 1920



C. S. HOLLINGER  
Gibbsboro, 1920



FRANCES KELLY  
Philadelphia, 1920



A. M. HOWARD  
Atlanta, 1923



SARAH SAPPOL  
Philadelphia, 1923



J. G. RODAN  
Philadelphia, 1923



R. H. FLAHERTY  
Gibbsboro, 1924



C. G. FRANK  
Gibbsboro, 1924

During the life of the organization

168

Lucas men and women have Service  
records of twenty-five years, or longer



757

## *Into a New Century . . .*

*Without question a tingling sensation rides up and down the spines of every Lucas man and woman as he reflects on the rich heritage of his Company. All of us consider it a privilege to help carry on and improve this pioneering enterprise. It is at once an obligation to the founder and a challenge to ourselves. There is a wholesome, rewarding interest here for each of us. As we enter the second century we shall do our best to keep the faith, to deserve the trust.*

*A. T. Reister*



481  
3-1-67.25 1218  
**Commonwealth of Pennsylvania**



**Department of State**  
**Office of the**  
**Secretary of the Commonwealth**

**To all to whom these Presents shall come, Greeting:**

WHEREAS, Under the provisions of the Business Corporation Law, approved the 5th day of May, Anno Domini one thousand nine hundred and thirty-three, P. L. 364, as amended, the Department of State is authorized and required to issue a

**CERTIFICATE OF INCORPORATION**

evidencing the incorporation of a business corporation organized under the terms of that law.

AND WHEREAS, The stipulations and conditions of that law have been fully complied with by the persons desiring to incorporate as

**JOHN LUCAS COMPANY**

THEREFORE, KNOW YE, That subject to the Constitution of this Commonwealth and under the authority of the Business Corporation Law, I do by these presents, which I have caused to be sealed with the Great Seal of the Commonwealth, create, erect, and incorporate the incorporators of and the subscribers to the shares of the proposed corporation named above, their associates and successors, and also those who may thereafter become subscribers or holders of the shares of such corporation, into a body politic and corporate in deed and in law by the name chosen and hereinbefore specified, which shall exist perpetually and shall be invested with and have and enjoy all the powers, privileges, and franchises incident to a business corporation and be subject to all the duties, requirements, and restrictions specified and enjoined in and by the Business Corporation Law and all other applicable laws of this Commonwealth.



GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg, this 31st day of August in the year of our Lord one thousand nine hundred and sixty-seven and of the Commonwealth the one hundred and ninety-second

*Rail J. J. J.*  
Secretary of the Commonwealth



3-1-67.25 1216

Articles  
of  
Incorporation

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
CORPORATION BUREAU

In compliance with the requirements of the Business Corporation Law, approved the 5th day of May, A. D. 1933, P. L. 364, as amended, the undersigned, all of whom are either corporations or persons of full age, desiring that they may be incorporated as a business corporation, do hereby certify:

1. The name of the corporation is:

John Lucas Company

2. The location and post office address of its initial registered office in this Commonwealth is:

c/o C T. Corporation System, 123 South Broad Street, Philadelphia 9, Pennsylvania
Number Street City County

3. The purpose or purposes of the corporation are:\*

(a) To develop, manufacture, produce, repair, treat, finish, buy, sell and generally deal in, in every manner, materials, articles and products of every kind and description, and to do all things necessary or incidental thereto, including owning, holding and dealing in, in every manner, all real and personal property necessary or incidental to the foregoing purposes.

(b) In general to carry on any other lawful business whatsoever in connection with the business of the corporation or which is calculated, directly or indirectly, to promote the interests of the corporation or to enhance the value of its properties; and to have and exercise all rights, powers and privileges which are now or may hereafter be conferred upon corporations by the laws of the Commonwealth of Pennsylvania.

4. The term of its existence is: Perpetual

5. The aggregate number of shares which the corporation shall have authority to issue is:\*\*

Five shares of \$100 par value per share Common Stock.

\*Do not recite Powers set forth in Section 302 of the Act.

\*\*There should be set forth the number and par value of all shares having par value, the number of shares without par value, and the stated capital applicable thereto. If the shares are to be divided into classes, a description of each class and a statement of the preferences, qualifications, limitations, restrictions, and the special or relative rights granted to, or imposed upon, the shares of each class.

FILING FEE - \$40.00

NOTE - Excise Tax at the rate of 1/5 of 1% (\$2.00 per \$1000.00) will be due and payable at the time of filing of the Articles, computed by multiplying the number of authorized shares having par value by their par value or if shares of no par stock are authorized, then on the stated capital applicable thereto as well.

PA. - 3- 366

3-1-67.25 1217

6. The names and addresses of each of the first directors, who shall serve until the first annual meeting, are:

NAME

ADDRESS

(Including street and number, if any)

E. C. Baldwin c/o The Sherwin-Williams Company, 101 Prospect Ave. N.W., Cleve., Ohio 44101  
J. F. Cole c/o The Sherwin-Williams Company, 101 Prospect Avenue, N.W., Cleve., Ohio 44101  
W. C. Fine c/o The Sherwin-Williams Company, 101 Prospect Avenue, N.W., Cleve., Ohio 44101  
V. A. Hollis c/o The Sherwin-Williams Company, 101 Prospect Ave., N.W., Cleve., Ohio 44101  
H. D. Lester c/o The Sherwin-Williams Company, 101 Prospect Ave., N. W., Cleve., Ohio 44101

7. The names and addresses of each of the incorporators and the number and class of shares subscribed by each are:

NAME

ADDRESS

NUMBER AND CLASS OF SHARES

(Including street and number, if any)

The Sherwin-Williams Company, 101 Prospect Avenue N. W., Cleveland, Ohio 44101, 5 Common Shares

8. Authority to make, alter, amend, and repeal the by-laws of the Corporation is vested in the Board of Directors

IN TESTIMONY WHEREOF, the incorporators have signed and sealed these Articles of Incorporation this 28<sup>th</sup> day of August, 1967.

THE SHERWIN-WILLIAMS COMPANY

(SEAL) By

Vice President

(SEAL)

Secretary

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Approved and filed in the Department of State on the 31st day of August,

A. D. 1967.

*Oray T. T. T.*

Secretary of the Commonwealth

bsm

AGREEMENT OF MERGER

16

MERGING

DESHLER PRODUCTS, INC.  
(a Corporation of the State of Ohio)

AND

JOHN LUCAS & COMPANY, INCORPORATED  
(a Corporation of the State of Maryland)

AND

THE MARTIN-SENOUR COMPANY  
(a Corporation of the State of Ohio)

INTO

THE SHERWIN-WILLIAMS COMPANY  
(a Corporation of the State of Ohio)

FIRST: The Sherwin-Williams Company (a corporation organized and existing under the laws of the State of Ohio and the owner of all of the outstanding shares of stock of the three corporations hereinafter named, herein called Sherwin-Williams), Deshler Products, Inc. (a corporation organized and existing under the laws of the State of Ohio, herein called Deshler), John Lucas & Company, Incorporated (a corporation organized and existing under the laws of the State of Maryland, herein called John Lucas), and The Martin-Senour Company (a corporation organized and existing under the laws of the State of Ohio, herein called Martin-Senour and together with Deshler and John Lucas herein collectively called the Subsidiaries) agree that said Deshler, John Lucas and Martin-Senour shall be merged into said Sherwin-Williams pursuant to the provisions of the General Corporation Law of the State of Ohio and pursuant to the General Corporation Law of the State of Maryland. The terms and conditions of the merger and the mode of carrying the same into effect are as hereinafter set forth in this Agreement of Merger.

SECOND: Sherwin-Williams, a corporation organized and existing under the laws of the State of Ohio, shall survive the merger and shall continue under the name "The Sherwin-Williams Company".

THIRD: The parties to this Agreement of Merger are:

(a) Sherwin-Williams, a corporation duly incorporated and organized on the 16th day of July, 1884, under the private corporation law of the State of Ohio then in effect, which qualified to do business in the State of Maryland on the 2nd day of September, 1921 and is now so qualified; and which has authority to issue eight million (8,000,000) shares, divided into five-hundred thousand (500,000) shares of serial preferred stock without par value and seven million, five-hundred thousand (7,500,000) shares of common stock of the par value of six dollars and twenty-five cents (\$6.25) each, of the aggregate par value of forty-six million, eight hundred and seventy-five thousand dollars (\$46,875,000);

(b) Deshler, a corporation duly incorporated and organized on the 13th day of July, 1954, under the General Corporation Law of the State of Ohio which has authority to issue one hundred (100) shares of common stock of the par value of one hundred dollars (\$100) each, of the aggregate par value of ten thousand dollars (\$10,000);

(c) John Lucas, a corporation duly incorporated and organized on the 14th day of August, 1935 under the laws of the State of Maryland which has authority to issue twenty thousand (20,000) shares of common stock of the par value of one hundred dollars (\$100) each, of the aggregate par value of two million dollars (\$2,000,000); and

(d) Martin-Senour, a corporation duly incorporated and organized on the 26th day of November, 1924 under the private corporation law of the State of Ohio then in effect which has authority to issue one thousand (1,000) shares of common stock without par value.

FOURTH: The principal office of said John Lucas, organized under the laws of the State of Maryland, is located in the City of Baltimore, State of Maryland; and none of the Subsidiaries owns any real property in the State of Maryland, the title to which could be affected by the recording of an instrument among the Land Records of Maryland.

FIFTH: The location of the principal office of the surviving corporation in the State of Ohio, the state of its incorporation, is 101 Prospect Avenue N.W., Cleveland, Ohio 44101; and the name and address of a resident agent of said surviving corporation in Maryland, service of process upon whom shall bind such corporation in any action, suit or proceeding pending at the time of the filing of this Agreement of Merger or thereafter instituted or filed against it under the provisions of the General Corporation Law of Maryland, until the appointment of a substitute resident agent is duly certified to the State Department of Assessments and Taxation of Maryland, is The Corporation Trust Incorporated, First National Bank Building, Light & Redwood Streets, Baltimore, Maryland.

SIXTH: No shares of stock of any class of Sherwin-Williams, the surviving corporation, are to be issued for shares of stock of any of the Subsidiaries as the result of this merger.

SEVENTH: There shall be no amendments to the Articles of Incorporation or Regulations of Sherwin-Williams as the result of such merger; and there shall be no changes in the Board of Directors of Sherwin-Williams as the result thereof.

EIGHTH: The earned surplus of Sherwin-Williams immediately prior to the effective date of such merger, together with the earned surpluses of each of the Subsidiaries immediately prior to the effective date of such merger, shall constitute the earned surplus of Sherwin-Williams immediately following the effective date of such merger.

NINTH: The merger shall be carried out by the filing of this Agreement of Merger with the Secretary of State of Ohio and with the State Department of Assessments and Taxation of Maryland. Thereafter, upon

the effective date hereinafter provided, all of the assets and liabilities of each of the Subsidiaries shall become respectively the assets and liabilities of Sherwin-Williams, all of the outstanding shares of stock of each of the Subsidiaries shall be cancelled, and the corporate existence of each of the Subsidiaries shall terminate.

TENTH: The merger shall become effective, as provided in the law of the State of Ohio, at 11:59 P.M., Eastern Daylight Savings Time, on August 31, 1967.

ELEVENTH: This Agreement of Merger was duly approved and adopted by resolution adopted by majority vote of the entire Board of Directors of John Lucas on the 31st day of July, 1967 in the manner and by the vote required by Section 69 of the General Corporation Law of the State of Maryland, being Article 23 of the Annotated Code of Maryland.

TWELFTH: This Agreement of Merger was duly approved and adopted by action of the sole shareholder of Deshler on the 31st day of July, 1967, and by action of the sole shareholder of Martin-Sencour on the 31st day of July, 1967, and by the Board of Directors of Sherwin-Williams on the 13th day of July, 1967, in accordance with the provisions of Sections 1701.78 et seq. of the General Corporation Law of the State of Ohio, all in the manner and by the vote required therein and in the Articles of Incorporation of each of such corporations.

THIRTEENTH: The parties hereto have complied with the conditions of Section 1701.831 of the Revised Code of Ohio and no approval by the shareholders of Sherwin-Williams is required.

IN WITNESS WHEREOF, Deshler Products, Inc., John Lucas & Company, Incorporated, The Martin-Sencour Company and The Sherwin-Williams Company, the corporations parties to this merger, have caused this Agreement of Merger to be executed in their respective corporate names

and on their behalf by their respective Presidents or Vice Presidents and the respective corporate seals to be hereto affixed and attested by their respective Secretaries or Assistant Secretaries, this 31st day of July, 1967.

(Corporate Seal)

ATTEST:

/s/ A. D. Childs  
A. D. Childs, Assistant Secretary

The Sherwin-Williams Company

By /s/ R. G. Bull  
R. G. Bull, Vice President

(Corporate Seal)

ATTEST:

/s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

Deshler Products, Inc.

By /s/ E. C. Baldwin  
E. C. Baldwin, President

(Corporate Seal)

ATTEST:

/s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

John Lucas & Company, Incorporated

By /s/ E. C. Baldwin  
E. C. Baldwin, President

(Corporate Seal)

ATTEST:

/s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

The Martin-Senour Company

By /s/ H. D. Lester  
H. D. Lester, Vice President

STATE OF OHIO            )  
                              ) SS:  
COUNTY OF CUYAHOGA    )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared R. G. Bull, Vice President of The Sherwin-Williams Company, a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared A. D. Childs and made oath in due form of law that he is the Assistant Secretary of The Sherwin-Williams Company, a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

(Notary Seal)

/s/ Alexander Ginn  
Notary Public

Alexander Ginn, Attorney at Law  
NOTARY PUBLIC - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared E. C. Baldwin, President of Deshler Products, Inc., a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he is the Assistant Secretary of Deshler Products, Inc., a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

(Notary Seal)

/s/ Alexander Ginn  
Notary Public

Alexander Ginn, Attorney at Law  
NOTARY PUBLIC - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared E. C. Baldwin, President of John Lucas & Company, Incorporated, a Maryland corporation, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he was Secretary of the meeting of the Board of Directors of the said corporation at which said Agreement of Merger was approved, and that said Agreement of Merger was at that meeting adopted by resolution of at least a majority of the entire Board of Directors of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

(Notary Seal)

/s/ Alexander Ginn  
Notary Public

Alexander Ginn, Attorney at Law  
NOTARY PUBLIC - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared H. D. Lester, Vice President of The Martin-Senour Company, a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he is the Assistant Secretary of The Martin-Senour Company, a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

(Notary Seal)

/s/ Alexander Ginn  
Notary Public

Alexander Ginn, Attorney at Law  
NOTARY PUBLIC - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.



B518 1628

8027  
APPROVED  
By: [Signature]  
Date: 8-28-67  
Amount: 250

202-77

CERTIFICATE OF MERGER

The undersigned, being the Vice President and the Assistant Secretary of The Sherwin-Williams Company, an Ohio corporation and the owner of all of the outstanding shares of stock of the corporations hereinafter named, being the President and the Assistant Secretary of Deshler Products, Inc., an Ohio corporation, being the President and the Assistant Secretary of John Lucas & Company, Incorporated, a Maryland corporation, and being the Vice President and the Assistant Secretary of The Martin-Senour Company, an Ohio corporation, do hereby certify that the following is a copy of an Agreement of Merger for the merger of Deshler Products, Inc., John Lucas & Company, Incorporated and The Martin-Senour Company into The Sherwin-Williams Company, which Agreement of Merger was adopted by each of said corporations in the manner set forth below:

AGREEMENT OF MERGER

MERGING

DESHLER PRODUCTS, INC.  
(a Corporation of the State of Ohio)

AND

JOHN LUCAS & COMPANY, INCORPORATED  
(a Corporation of the State of Maryland)

AND

THE MARTIN-SENOUR COMPANY  
(a Corporation of the State of Ohio)

INTO

THE SHERWIN-WILLIAMS COMPANY  
(a Corporation of the State of Ohio)

FIRST: The Sherwin-Williams Company (a corporation organized and existing under the laws of the State of Ohio and the owner of all of the outstanding shares of stock of the three corporations hereinafter named, herein called Sherwin-Williams), Deshler Products, Inc. (a corporation organized and existing under the laws of the State of Ohio, herein called Deshler), John Lucas & Company, Incorporated (a corporation organized and existing under the laws of the State of Maryland, herein called John Lucas), and The Martin-Senour Company (a corporation organized and existing under

the laws of the State of Ohio, herein called Martin-Senour and together with Deshler and John Lucas herein collectively called the Subsidiaries) agree that said Deshler, John Lucas and Martin-Senour shall be merged into said Sherwin-Williams pursuant to the provisions of the General Corporation Law of the State of Ohio and pursuant to the General Corporation Law of the State of Maryland. The terms and conditions of the merger and the mode of carrying the same into effect are as hereinafter set forth in this Agreement of Merger.

SECOND: Sherwin-Williams, a corporation organized and existing under the laws of the State of Ohio, shall survive the merger and shall continue under the name "The Sherwin-Williams Company".

THIRD: The parties to this Agreement of Merger are:

(a) Sherwin-Williams, a corporation duly incorporated and organized on the 16th day of July, 1884, under the private corporation law of the State of Ohio then in effect, which qualified to do business in the State of Maryland on the 2nd day of September, 1921 and is now so qualified; and which has authority to issue eight million (8,000,000) shares, divided into five-hundred thousand (500,000) shares of serial preferred stock without par value and seven million, five hundred thousand (7,500,000) shares of common stock of the par value of six dollars and twenty-five cents (\$6.25) each, of the aggregate par value of forty-six million, eight hundred and seventy-five thousand dollars (\$46,875,000);

(b) Deshler, a corporation duly incorporated and organized on the 13th day of July, 1954, under the General Corporation Law of the State of Ohio which has authority to issue one hundred (100) shares of common stock of the par value of one hundred dollars (\$100) each, of the aggregate par value of ten thousand dollars (\$10,000);

(c) John Lucas, a corporation duly incorporated and organized on the 14th day of August, 1935 under the laws of the State of Maryland which has authority to issue twenty thousand (20,000) shares of common stock of the par value of one hundred dollars (\$100) each, of the aggregate par value of two million dollars (\$2,000,000); and

(d) Martin-Senour, a corporation duly incorporated and organized on the 26th day of November, 1924 under the private corporation law of the State of Ohio then in effect which has authority to issue one thousand (1,000) shares of common stock without par value.

FOURTH: The principal office of said John Lucas, organized under the laws of the State of Maryland, is located in the City of Baltimore, State of Maryland; and none of the Subsidiaries owns any real property in the State of Maryland, the title to which could be affected by the recording of an instrument among the Land Records of Maryland.

FIFTH: The location of the principal office of the surviving corporation in the State of Ohio, the state of its incorporation, is 101 Prospect Avenue N.W., Cleveland, Ohio 44101; and the name and address of a resident agent of said surviving corporation in Maryland, service of process upon whom shall bind such corporation in any action, suit or proceeding pending at the time of the filing of this Agreement of Merger or thereafter instituted or filed against it under the provisions of the General Corporation Law of Maryland, until the appointment of a substitute resident agent is duly certified to the State Department of Assessments and Taxation of Maryland, is The Corporation Trust Incorporated, First National Bank Building, Light & Redwood Streets, Baltimore, Maryland.

SIXTH: No shares of stock of any class of Sherwin-Williams, the surviving corporation, are to be issued for shares of stock of any of the Subsidiaries as the result of this merger.

SEVENTH: There shall be no amendments to the Articles of Incorporation or Regulations of Sherwin-Williams as the result of such merger; and there shall be no changes in the Board of Directors of Sherwin-Williams as the result thereof.

EIGHTH: The earned surplus of Sherwin-Williams immediately prior to the effective date of such merger, together with the earned surpluses of each of the Subsidiaries immediately prior to the effective date of such merger, shall constitute the earned surplus of Sherwin-Williams immediately following the effective date of such merger.

NINTH: The merger shall be carried out by the filing of this Agreement of Merger with the Secretary of State of Ohio and with the State Department of Assessments and Taxation of Maryland. Thereafter, upon the effective date hereinafter provided, all of the assets and liabilities of each of the Subsidiaries shall become respectively the assets and liabilities of Sherwin-Williams, all of the outstanding shares of stock of each of the Subsidiaries shall be cancelled, and the corporate existence of each of the Subsidiaries shall terminate.

TENTH: The merger shall become effective, as provided in the law of the State of Ohio, at 11:59 P.M., Eastern Daylight Savings Time, on August 31, 1967.

ELEVENTH: This Agreement of Merger was duly approved and adopted by resolution adopted by majority vote of the entire Board of Directors of John Lucas on the 31st day of July, 1967 in the manner and by the vote required by Section 69 of the General Corporation Law of the State of Maryland, being Article 23 of the Annotated Code of Maryland.

TWELFTH: This Agreement of Merger was duly approved and adopted by action of the sole shareholder of Deshler on the 31st day of July, 1967, and by action of the sole shareholder of Martin-Senour on the 31st day of July, 1967, and by the Board of Directors of Sherwin-Williams on the 13th day of July, 1967, in accordance with the provisions of Sections 1701.78 et seq. of the General Corporation Law of the State of Ohio, all in the manner and by the vote required therein and in the Articles of Incorporation of each of such corporations.

THIRTEENTH: The parties hereto have complied with the conditions of Section 1701.831 of the Revised Code of Ohio and no approval by the shareholders of Sherwin-Williams is required.

IN WITNESS WHEREOF, Deshler Products, Inc., John Lucas & Company, Incorporated, The Martin-Senour Company and The Sherwin-Williams Company, the corporations parties to this merger, have caused this Agreement of Merger to be executed in their respective corporate names and on their behalf by their respective Presidents or Vice Presidents and the respective corporate seals to be hereto affixed and attested by their respective Secretaries or Assistant Secretaries, this 31st day of July, 1967.

Corporate Seal

ATTEST:

s/ A. D. Childs

A. D. Childs, Assistant Secretary

The Sherwin-Williams Company

By s/ R. G. Bull

R. G. Bull, Vice President

[Corporate Seal]

ATTEST:

s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

Deshler Products, Inc.

By s/ E. C. Baldwin  
E. C. Baldwin, President

[Corporate Seal]

ATTEST:

s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

John Lucas & Company, Incorporated

By s/ E. C. Baldwin  
E. C. Baldwin, President

[Corporate Seal]

ATTEST:

s/ V. A. Hollis  
V. A. Hollis, Assistant Secretary

The Martin-Senour Company

By s/ H. D. Lester  
H. D. Lester, Vice President

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared R. G. Bull, Vice President of The Sherwin-Williams Company, a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared A. D. Childs and made oath in due form of law that he is the Assistant Secretary of The Sherwin-Williams Company, a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

[Notarial Seal]

s/ Alexander Ginn  
Notary Public  
ALEXANDER GINN, Attorney at Law  
NOTARY PUBLIC - State of Ohio  
My commission has no expiration date.  
Section 147.03 R. C.

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared E. C. Baldwin, President of Deshler Products, Inc., a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he is the Assistant Secretary of Deshler Products, Inc., a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved

by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

[Notarial Seal]

s/ Alexander Ginn

Notary Public

ALEXANDER GINN, Attorney at Law  
NOTARY PUBLIC - State of Ohio

My commission has no expiration date.  
Section 147.03 R. C.

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS:

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared E. C. Baldwin, President of John Lucas & Company, Incorporated, a Maryland corporation, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he was Secretary of the meeting of the Board of Directors of the said corporation at which said Agreement of Merger was approved, and that said Agreement of Merger was at that meeting adopted by resolution of at least a majority of the entire Board of Directors of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

[Notarial Seal]

s/ Alexander Ginn

Notary Public

ALEXANDER GINN, Attorney at Law  
NOTARY PUBLIC - State of Ohio

My commission has no expiration date.  
Section 147.03 R. C.

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS:

I HEREBY CERTIFY that on July 31, 1967, before me, the subscriber, a notary public of the State of Ohio, in and for the County of Cuyahoga, personally appeared H. D. Lester, Vice President of The Martin-Senour Company, a corporation organized and existing under the laws of the State of Ohio, and in the name and on behalf of said corporation acknowledged the foregoing Agreement of Merger to be the corporate act of said corporation; and at the same time personally appeared V. A. Hollis and made oath in due form of law that he is the Assistant Secretary of The Martin-Senour Company, a corporation organized and existing under the laws of the State of Ohio, and that said Agreement of Merger was duly advised, authorized and approved by said corporation in the manner and by the vote required by the laws of said State of Ohio and by the charter of said corporation.

WITNESS my hand and notarial seal or stamp, the day and year last above written.

[Notarial Seal]

s/ Alexander Ginn

Notary Public

ALEXANDER GINN, Attorney at Law  
NOTARY PUBLIC - State of Ohio

My commission has no expiration date.  
Section 147.03 R. C.

The undersigned, being the Vice President and the Assistant Secretary of The Sherwin-Williams Company, one of the corporations which executed the foregoing Agreement of Merger, hereby certify that said Agreement of Merger was adopted by the Board of Directors of said Corporation at a meeting duly called and held on July 13, 1967, and that, under the provisions of Ohio Revised Code Section 1701.831, no approval thereof by the shareholders of The Sherwin-Williams Company is required.

The undersigned, being the President and the Assistant Secretary of Deshler Products, Inc., one of the corporations which executed the foregoing Agreement of Merger, hereby certify that said Agreement of Merger was adopted by Deshler Products, Inc. by action without a meeting on July 31, 1967 in a writing approved and signed by The Sherwin-Williams Company as the sole shareholder of Deshler Products, Inc. as specified in Ohio Revised Code Section 1701.54.

The undersigned, being the President and the Assistant Secretary of John Lucas & Company, Incorporated, one of the corporations which executed the foregoing Agreement of Merger, hereby certify that said Agreement of Merger was adopted by the Board of Directors of said corporation at a meeting duly called and held on July 31, 1967, in the manner provided in Section 67 of the General Corporation Law of the State of Maryland, and also on July 31, 1967 in a consent in writing signed by The Sherwin-Williams Company as the sole shareholder of John Lucas & Company, Incorporated as specified in Section 47 of the General Corporation Law of the State of Maryland.

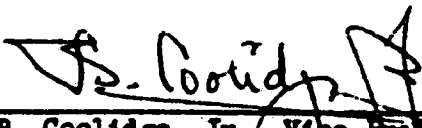
The undersigned, being the Vice President and the Assistant Secretary of The Martin-Senour Company, one of the corporations which executed the foregoing Agreement of Merger, hereby certify that said Agreement of Merger was adopted by The Martin-Senour Company by action without a meeting on July 31, 1967 in a writing approved and signed by The Sherwin-Williams Company as the sole shareholder of The Martin-Senour Company as specified in Ohio Revised Code Section 1701.54.


IN WITNESS WHEREOF, the undersigned have hereunto set their hands

B518 1634

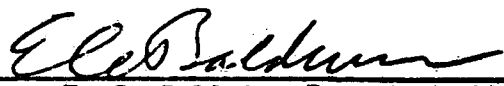
and the seals of said corporations, respectively, at Cleveland, Ohio this  
21st day of August, 1967.


On behalf of The Sherwin-Williams Company:

  
S. B. Coolidge, Jr., Vice President  
of The Sherwin-Williams Company


  
A. D. Childs, Assistant Secretary  
of The Sherwin-Williams Company

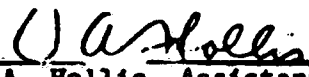
On behalf of Deshler Products, Inc.:

  
E. C. Baldwin, President  
of Deshler Products, Inc.

  
V. A. Hollis, Assistant Secretary  
of Deshler Products, Inc.


On behalf of John Lucas & Company,  
Incorporated:

  
E. C. Baldwin, President  
of John Lucas & Company, Incorporated

  
V. A. Hollis, Assistant Secretary  
of John Lucas & Company, Incorporated

On behalf of The Martin-Senour Company:

  
H. D. Lester, Vice President  
of The Martin-Senour Company

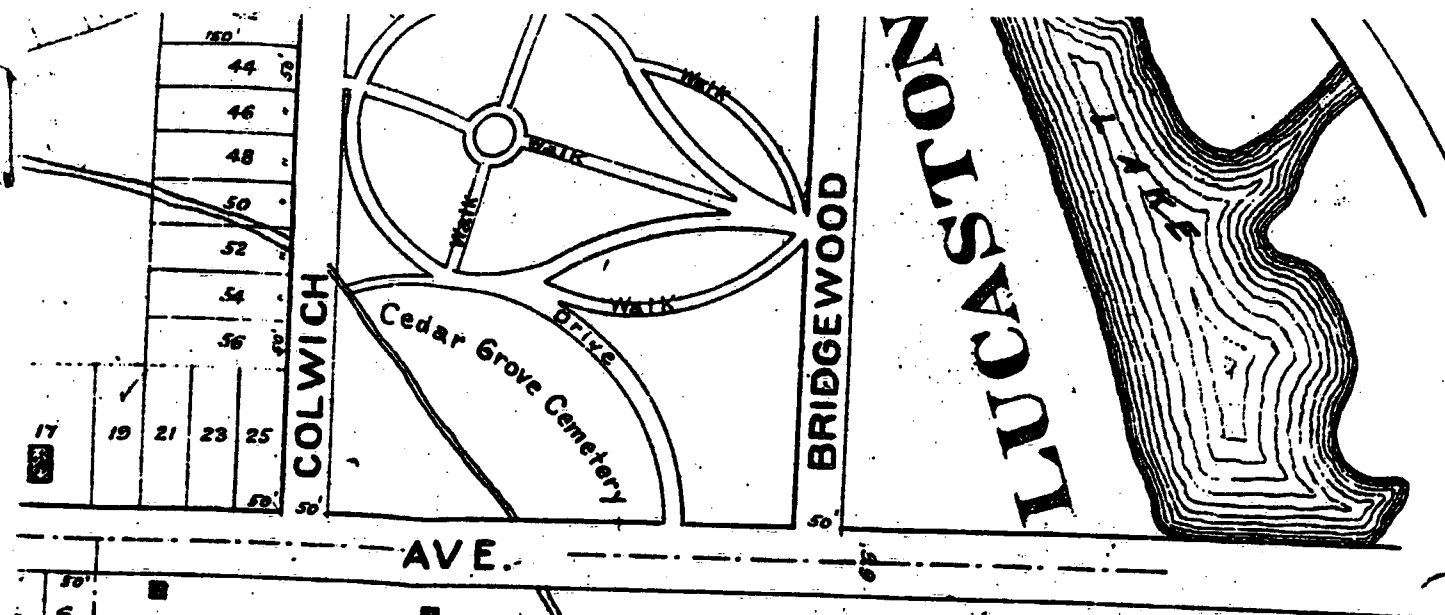
  
V. A. Hollis, Assistant Secretary  
of The Martin-Senour Company



RECYCLED

ALL-STATE® LEGAL 800-222-3510 ED11





# MAP OF GIBBSBOROUGH, N.J.

12½ MILES FROM PHILADELPHIA.

Street car service connecting with the Camden and Atlantic Railroad.  
Liberal inducements offered to purchasers.

✱ LARGE LAKES AND NATURAL PARK ✱

BUILDING LOTS, 50 x 150, AND LARGER.

SOLD ON EASY TERMS.

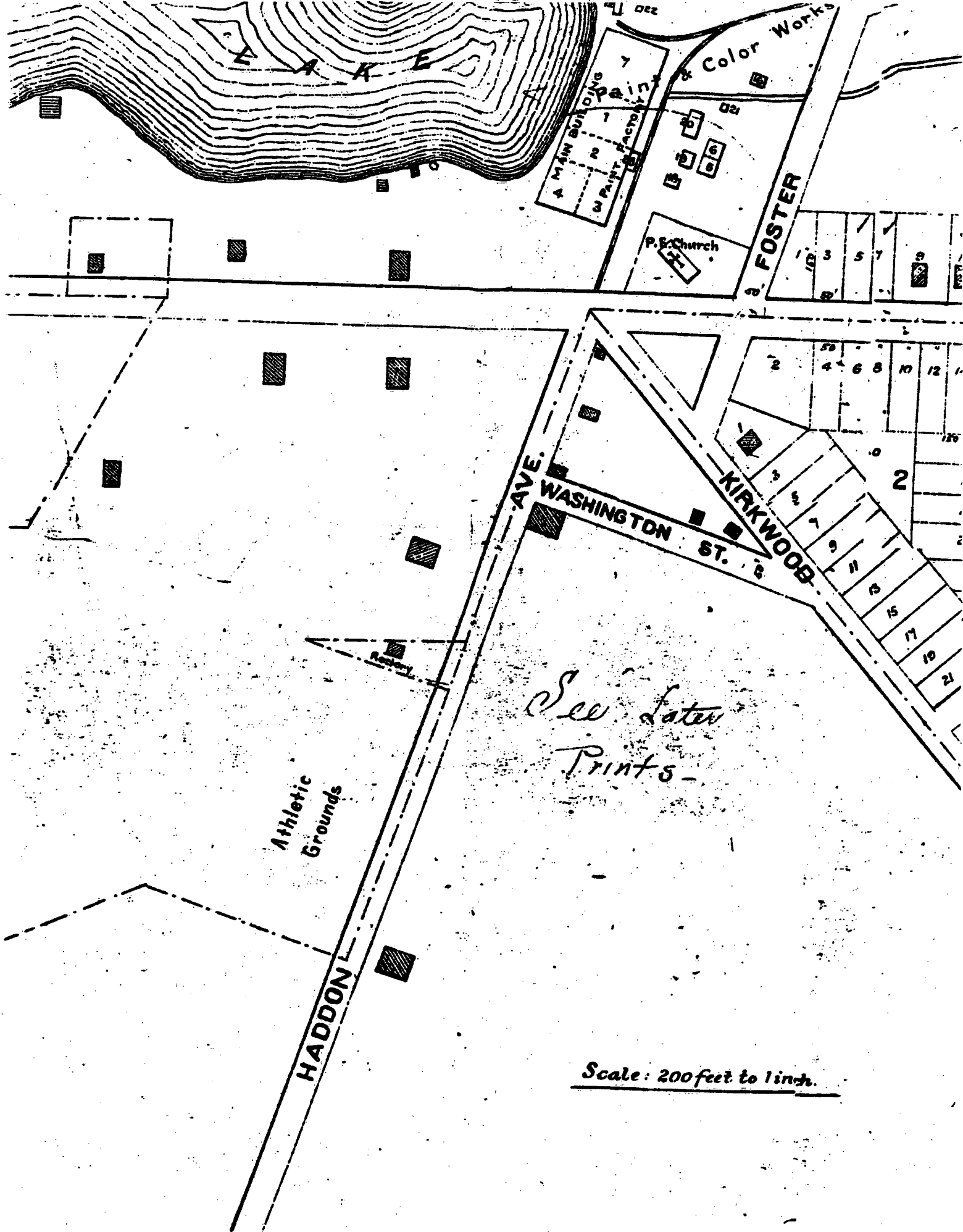
KING & SMITH, Agents,

305 Market Street, Camden, N. J.

JOHN LUCAS,

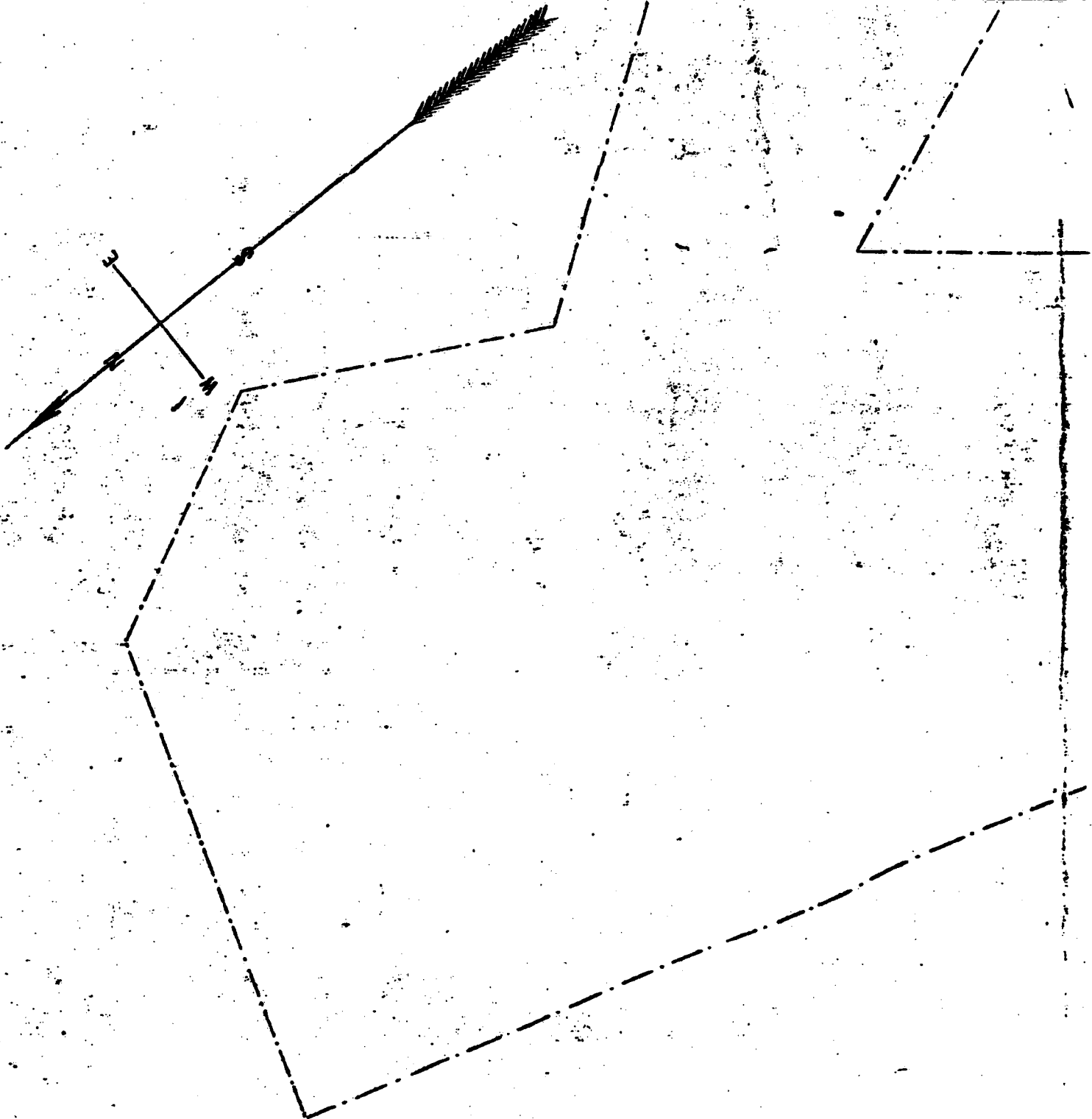
322 Race Street, Phila., Pa.

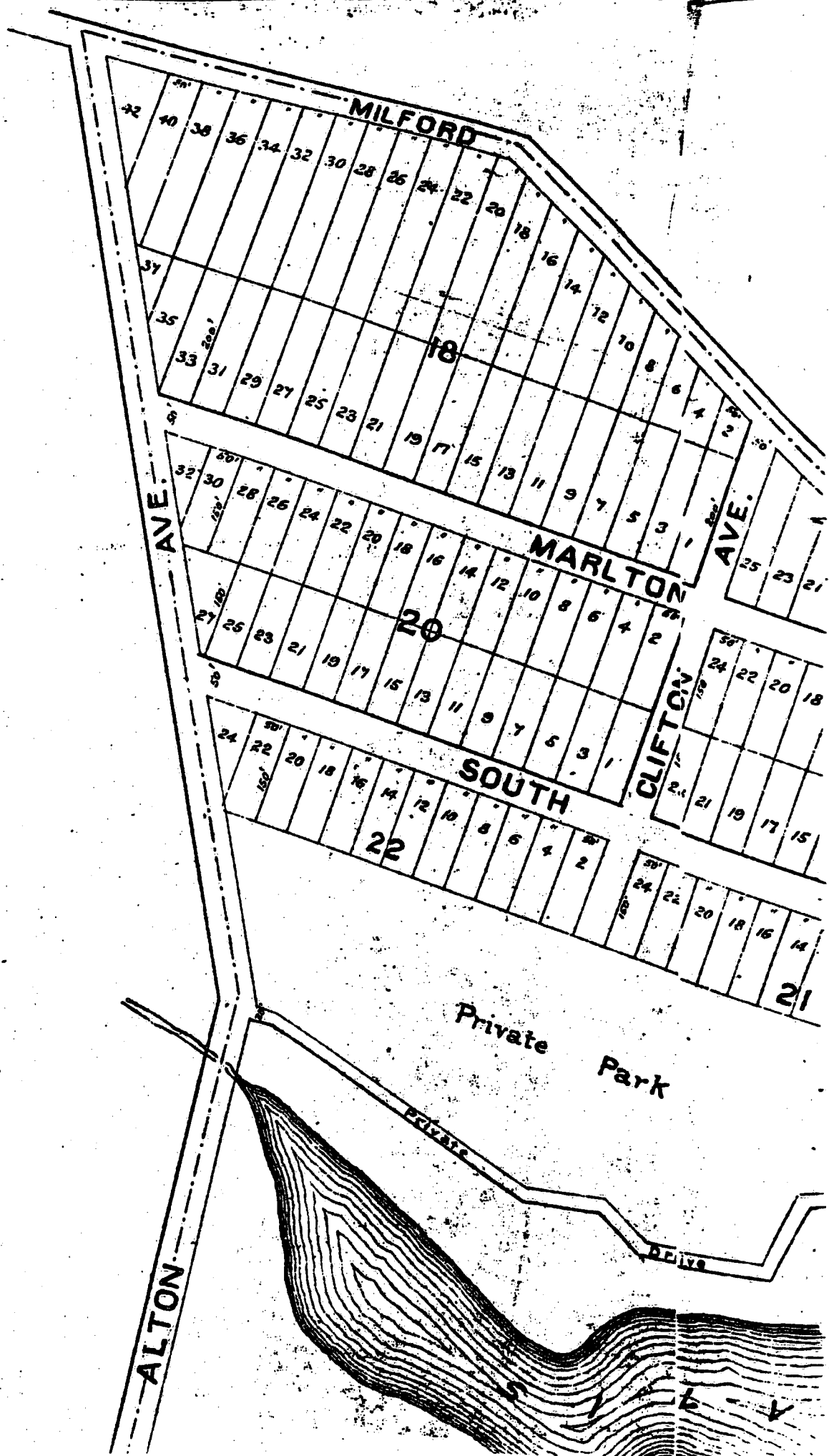
F. Bergman, Lith. 315. 6th St. Philad'a



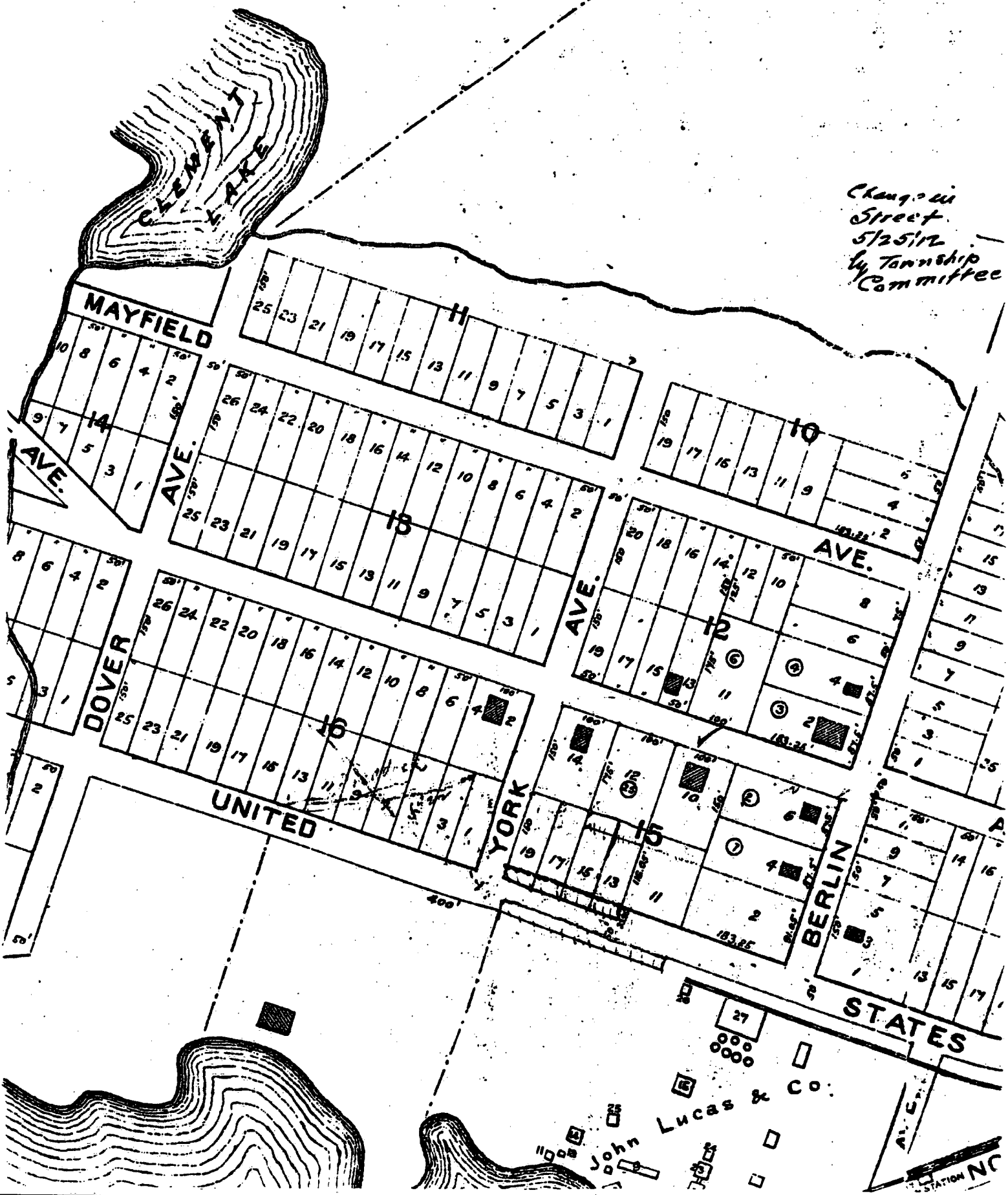
Private Park

CLEMENTOIN





Change in  
Street  
5/25/12  
by Township  
Committee



SECT. 4

AVE.

AVE.

AVE.

AVE.

STATES

UNITED

DARLSTON

REHOBOTH

200 S. Hamilton 6/12/12



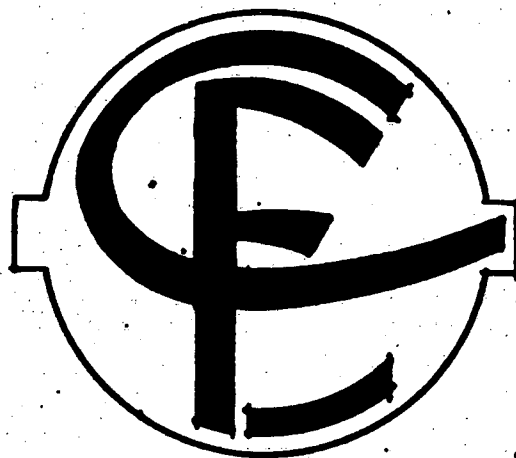


D. B. G.

APR 23 1975

# GIBBSBORO

## EQUIPMENT SCHEDULE



CENTRAL FACILITIES ENGINEERING

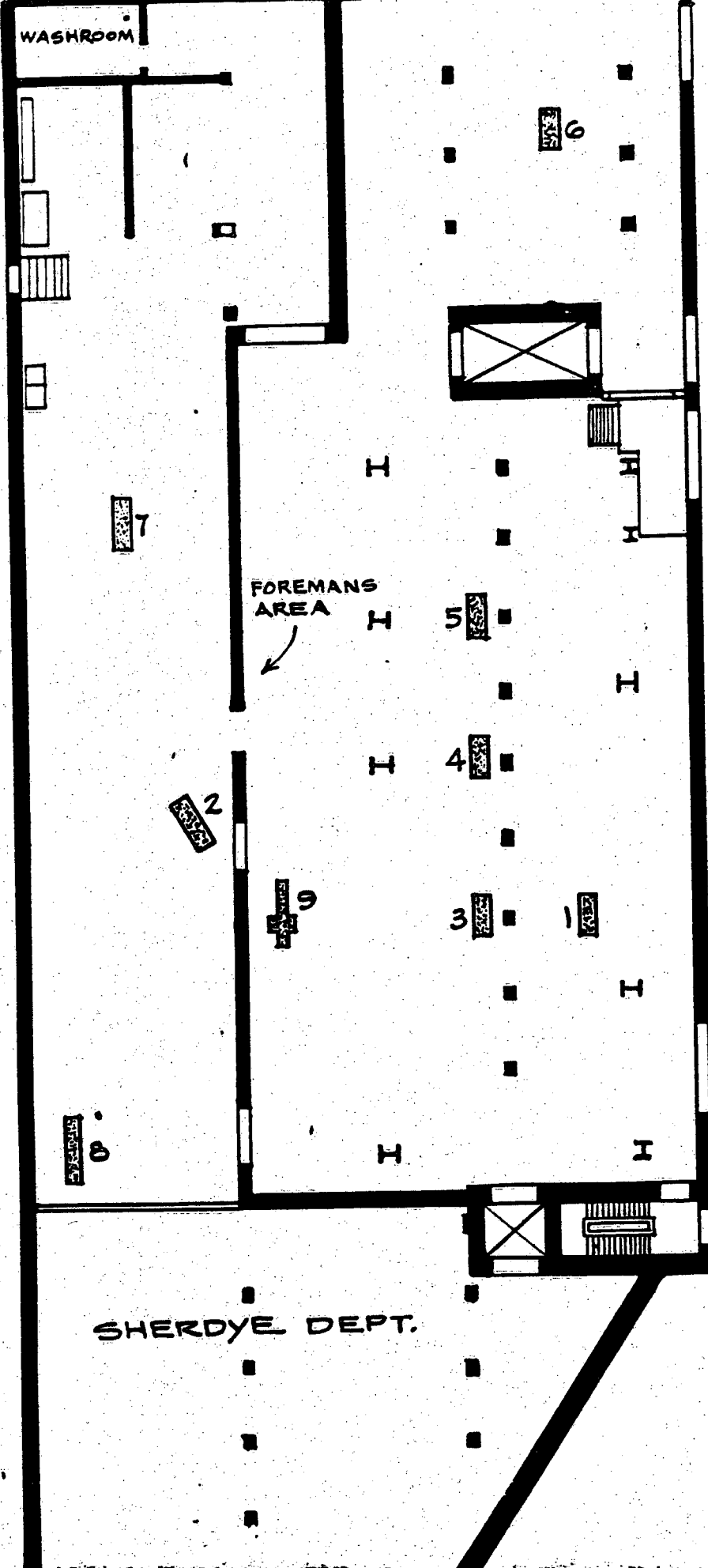


WASHROOM

FOREMANS  
AREA

SHERDYE DEPT.

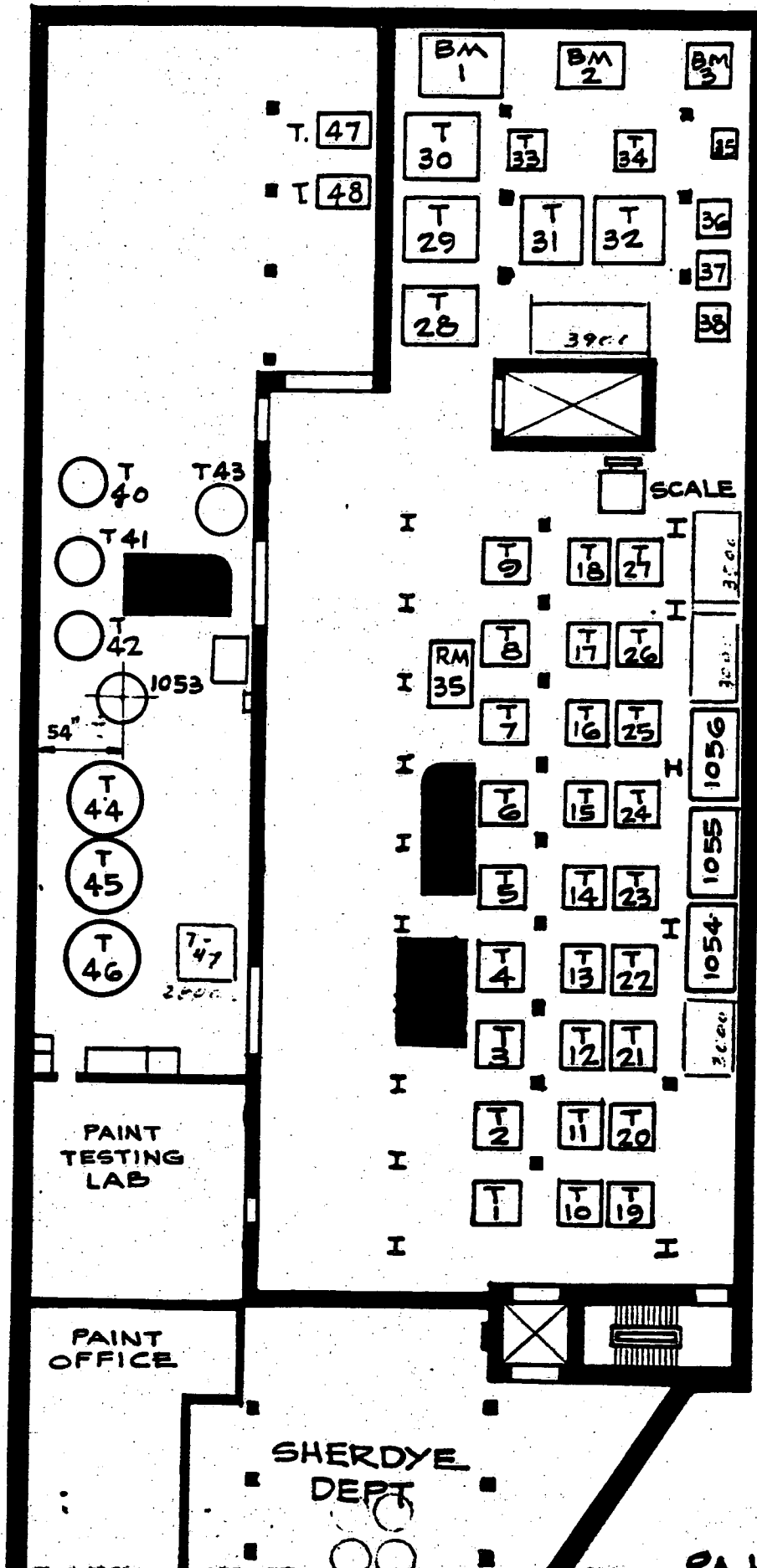
PAH 7-12-68



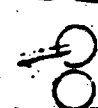
# BUILDING N° 39, 2ND FLOOR

1ST. TO 2ND  
FLOOR 12'-0"

2ND TO 3RD  
FLOOR 12'-4"



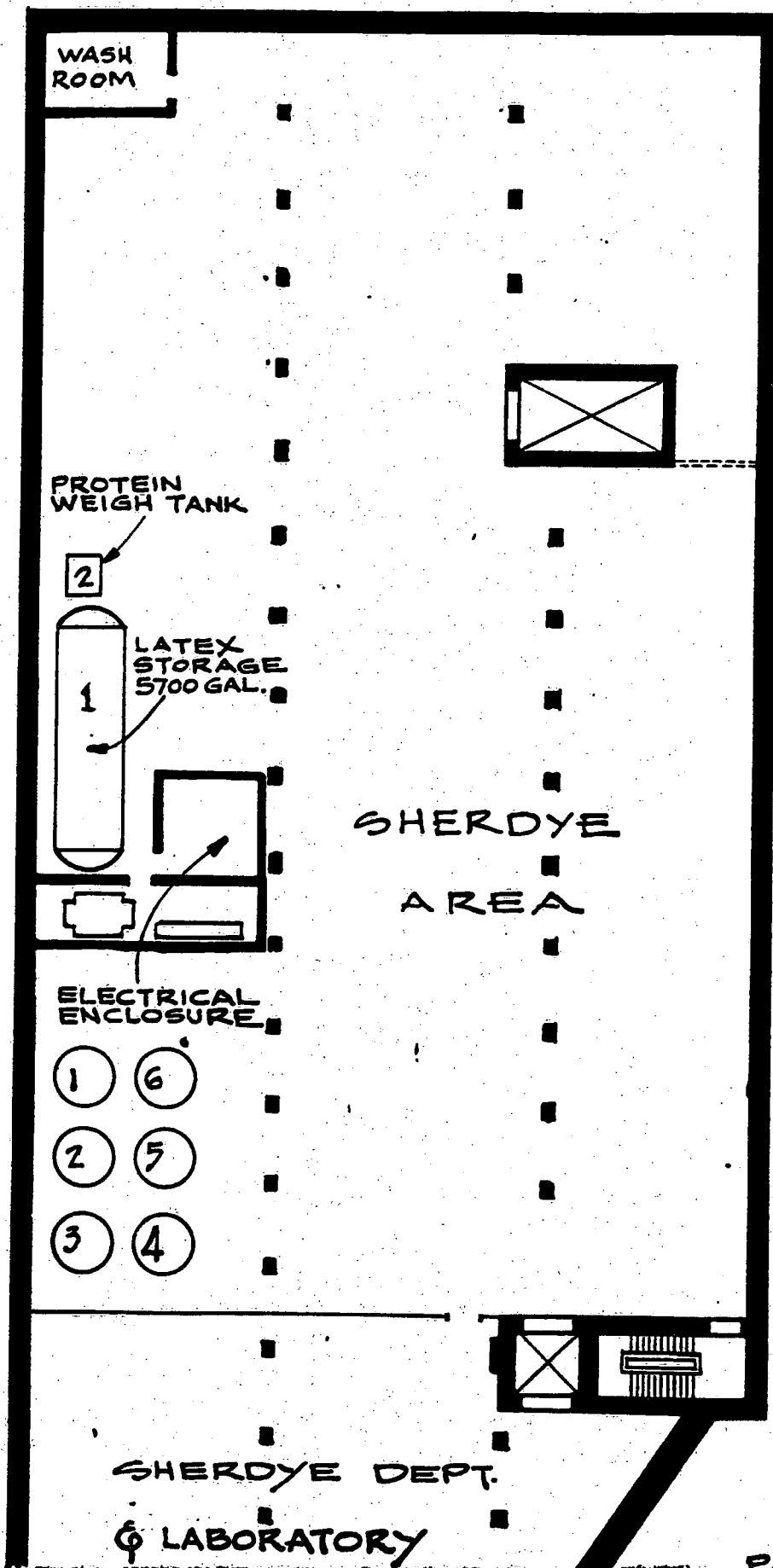
PA 4-7-17-62



PAH 7-12-68

STUDY  
BUILDING No 39, 4TH FLOOR

4



AREA	DESCRIPTION	PAGE
1	BASEMENT - 3 FLOORS - ATTIC 32' X 90'	PLAT
PIT 1	SLUDGE DISPOSAL - HOLDING BASIN	PLAT
PIT 2	SLUDGE DISPOSAL --HOLDING BASIN	PLAT
PIT 3	SLUDGE DISPOSAL - HOLDING BASIN	PLAT
PIT 4	SLUDGE DISPOSAL - HOLDING BASIN	PLAT
PIT 5	SLUDGE DISPOSAL - HOLDING BASIN	PLAT
PIT 6	SLUDGE DISPOSAL - HOLDING BASIN	PLAT
7	PAINT STORAGE	PLAT
7--1	3 FLOORS & BASEMENT 80' X 86'	PLAT
7-2	3 FLOORS & BASEMENT 51' X 91'	PLAT
7-3	FINISHING DEPT. ONE FLOOR	PLAT
6	RECEIVING PLATFORM- ROOFED	PLAT
8	LACQUER STORAGE - FOSTER AVE. TANK FARM	NOT SHOWN
14	STACKS - 37' X 8" X 48'-8"	PLAT
15	VARNISH - 36' X 48'	21 & 20
16	MAINTANENCE STORAGE 20' X 35'	PLAT
23	PUMP HOUSE 40' X 25'	
24	SHED 22' X 22'	PLAT
25	MAINTANENCE STORAGE 20' X 36'	PLAT
29	BASEMENT 3 FLOORS & ATTIC 50' X 140'	PLAT
32	FILTER HOUSE 36'-4" X 36'-4"	22
33	VARNIS <sup>h</sup> SHED 23' X 12' STACKS	23
35	Receiving 59' X 23' Platform	PLAT
36	PLATFORM - DRUM STORAGE 21,310 Sq. Ft. .	PLAT
37	POWER HOUSE 67'46" X 78'-2" ONE FLOOR	23-A

AREA	DESCRIPTION	PAGE
39	PAINT 219'-6" X 71'-9"	24 to 30
42	VARNISH STORAGE 15' X 10'	PLAT
49	VARNISH 46' X 100'	31 to 32
50	CAN STORAGE 65' X 35'	PLAT
51	LACQUER - 16' X 40'-6"	33
52	LACQUER - 3 FLOORS & PLATFORM 72' X 99'	34 to 37
53	LACQUER - TIN SHED 46' X 100'	38
55	WAREHOUSE - FINISHED GOODS 232' X 222'	PLAT
56	COTTON DRUM SHED 24' X 60'	PLAT
57	WAREHOUSE - RAW MATERIAL 23,400 Sq. Ft.	PLAT
58	WAREHOUSE - FINISHED GOODS 25,000 Sq. Ft.	PLAT
59	SEWAGE PROCESS PLANT 23' X 48'	PLAT
60	RECEIVING CENTER - ON #36 Plat. 15' X 23'	PLAT
61	GAS FIRE PUMP HOUSE 15' X 15'	PLAT
62	WAREHOUSE - FINISHED GOODS 31,200 Sq.Ft.	PLAT
63	VARNISH - 1ST FLOOR 42' X 52' MEZZ. 18'x42'	39
64	VARNISH - DOWTHERM BOILER ROOM 16' X 35'	40
65	ELECTRIC FIRE PUMP HOUSE 16' X 14'	PLAT
66	WAREHOUSE - VARNISH 50' X 80'	PLAT
67	WAREHOUSE - STOCKKEEPING & RECEIVING	PLAT
	RAW MATERIAL 144' X 169'	
YARD	PAINT - SOLVENT STORAGE	41
YARD	LACQUER - SOLVENT STORAGE	41-A

**MAJOR TRANSFORMERS IN GIBBSBORO**

**No. 1 SUB STATION:** BEHIND BOILER ROOM BLDG. 37- THREE 75 KVA TRANSFORMERS, WYE/DELTA CONNECTED, 480 VOLT SECONDARY, 4160 PRIMARY, SER. No. R TO L. 31826633, 3182453, 3182647. OWNED BY ATLANTIC CITY ELECTRIC Co.  
BEHIND BOILER ROOM BLDG. 37. THREE 150 KVA TRANSFORMERS, WYE/DELTA CONNECTED 120/240 VOLT SECONDARY, 4160 PRIMARY, SER. No. R. TO L. 3194305, 3194308, 3194309, OWNED BY ATLANTIC CITY ELECTRIC Co.

**No. 2 SUB STATION:** BEHIND SHERDYE, ONE 3 PH. 300 KVA TRANSFORMERS, WYE/DELTA CONNECTED, 480 VOLT SECONDARY, 4160 PRIMARY, SER. No. 3458-1, MODEL AOD3, MFG. BY CENTRAL TRANSFORMER Co. MADE IN 1956, OWNED BY JOHN LUCAS Co.

**No. 3 SUB STATION:** VARNISH YARD: THREE 100 KVA TRANSFORMERS WYE/DELTA CONNECTED, 480 VOLT SECONDARY, 4160 VOLT PRIMARY, SER. No. R. TO L. C453906, C460151, C460152, MFG. BY G.E. AND OWNED BY JOHN LUCAS Co.

**No. 4 SUB STATION:** PAINT DEPT. 4TH FL., ONE 500 KVA TRANSFORMER, 480 VOLTS LOAD CENTER FOR PAINT. 277/480Y SECONDARY, 4160 PRIMARY, WYE/WYE CONNECTED, NEUTRAL GROUNDED, H.V. 4160Y/2400; L.V. 277/480Y, MFG. BY STANDARD TRANSFORMER Co. MODEL HT, SER. No. 169333, INSTALLED IN MAY 1962. OWNED BY JOHN LUCAS.

**No. 5 SUB STATION:** OUTSIDE BY LAKE: ONE 300 KVA TRANSFORMER WATERPROOF, DRY TYPE, PRIMARY 4160 VOLTS, SECONDARY 480 VOLTS, TEE CONNECTED FOR STARTING ONLY, MFG. BY WESTINGHOUSE, STYLE CD7008, SER. No. 63L10833, INSTALLED AUG. 1963, NEW, FOR ELECTRIC FIRE PUMP ONLY, OWNED BY JOHN LUCAS Co.

**EMERGENCY GENERATOR:** STANDBY GENERATOR FOR USE IF POWER FAILS TO BOILER. ELECTRIC GENERATOR, A.C., 480 VOLTS 18.7 KVA, 15000 WATTS, P.F. 8, 23.6 AMPS. 60 CYCLE 3 PHASE, GEN. DATA, No. 15HC6C1A, 1800 RPM, MOTOR GAS ON 12 VOLT BATTERY, MODEL 15HC-6R8/1639A, SER. No. 99B617365, MFG. BY ONAN & SONS INC. OWNED BY JOHN LUCAS Co.

# ELECTRICAL CHARACTERISTICS

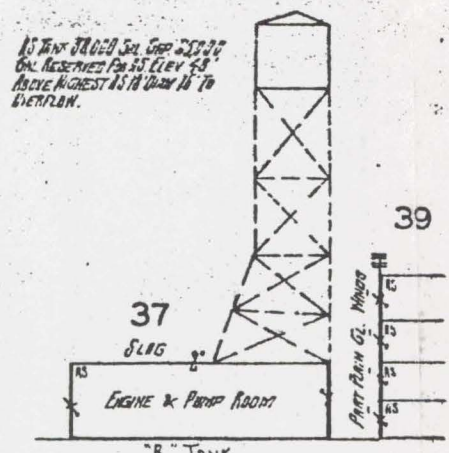
GIBBSBORO

A.C. SUPPLY CYCLE FREQUENCY		60
SINGLE PHASE VOLTAGE		120/240
SINGLE PHASE GROUND - PARTIAL		YES
MULTI-PHASE VOLTAGE -- SEE "A"		240/480 3 PHASE
MULTI-PHASE GROUND		3W-NO 4W-YES PARTIAL
MULTI-PHASE SECONDARY CONNECTION		DELTA-SEE NOTE 5
DIRECT CURRENT VOLTAGE		NO
CROSS LINE START HP LIMIT		25 HP SEE "B"
PLANT GENERATED ELECTRICITY		NO - EMERG. FOR BOI
GENERATED EQUIPMENT		NO - SEE NOTE 6
POWER FACTOR % LIMIT		NONE
POWER FACTOR LIMIT, PENALTY OR PREMIUM		YES BILLED IN KVA
SUB-STATION SERVING PLANT		YES ONE MILE DISTANCE
NUMBER OF TRANSFORMERS (11)		SEE NEXT PAGE
SIZE OF EACH TRANSFORMER		
PHASE OF EACH TRANSFORMER (9)		1
TRANSFORMER PRIMARY VOLTAGE		ALL 4160 VOLTS
TRANSFORMER SECONDARY VOLTAGE (9)		240/480 NOMINAL
TRANSFORMER SECONDARY VOLTAGE (1)		440 VOLTS SEE NOTE
TRANSFORMER OWNERSHIP		SPLIT
"A" = AND 3 WIRE		
"B" = PERMISSION OF UTILITY REQ. FOR LARGER		

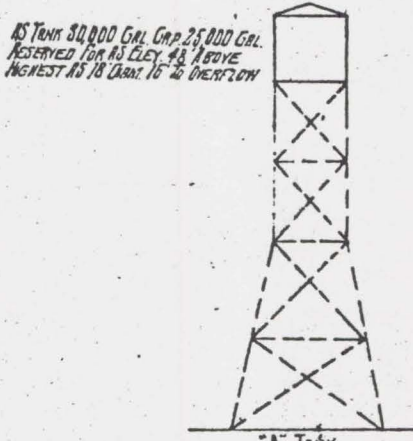


A.S.D. 267

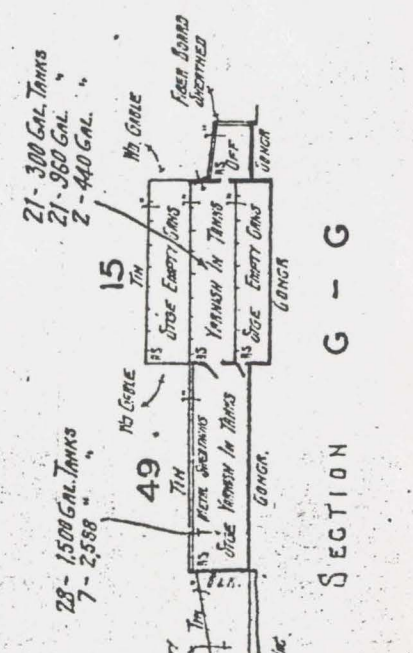
MIDDLE STATES  
1785  
EASTERN INSPECTION BUREAU  
111 JOHN ST. N.Y.C.



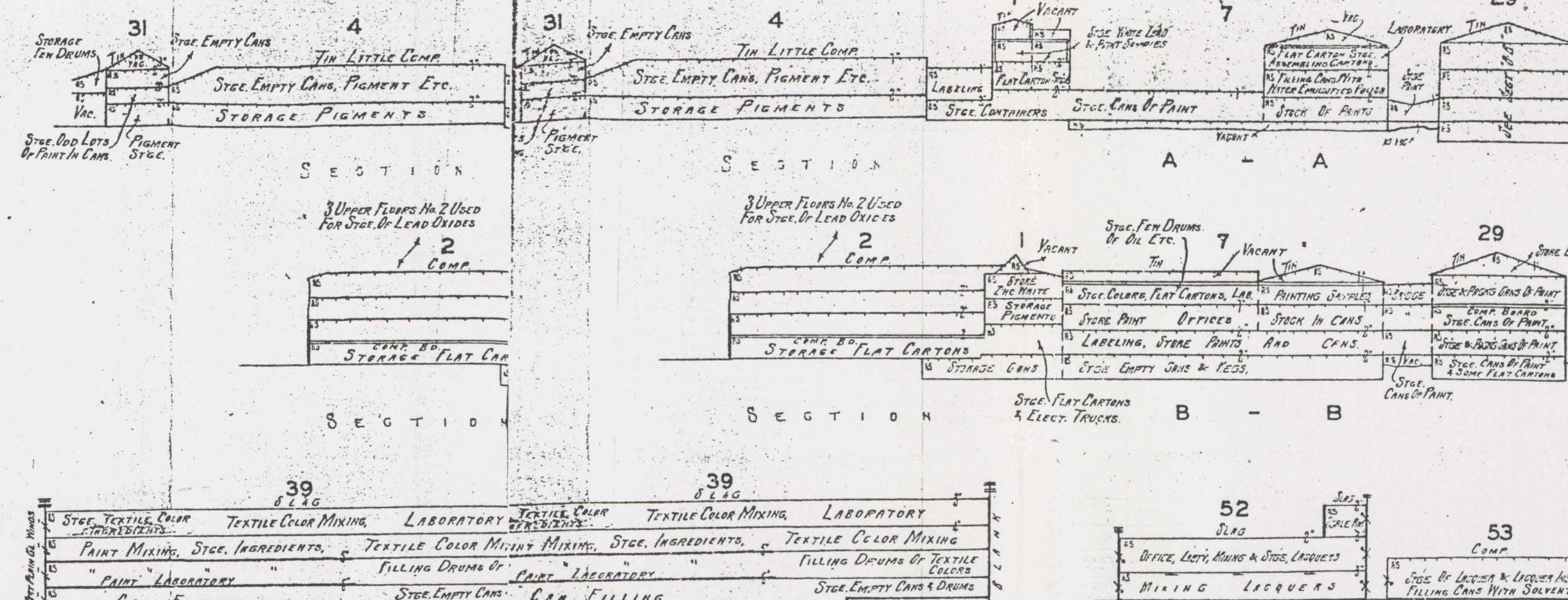
SECTION E - E



SECTION F - F



SECTION G - G

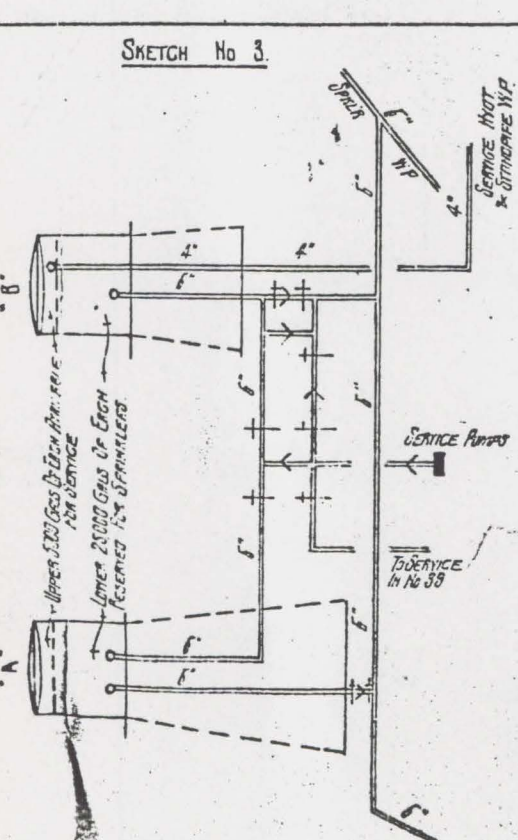
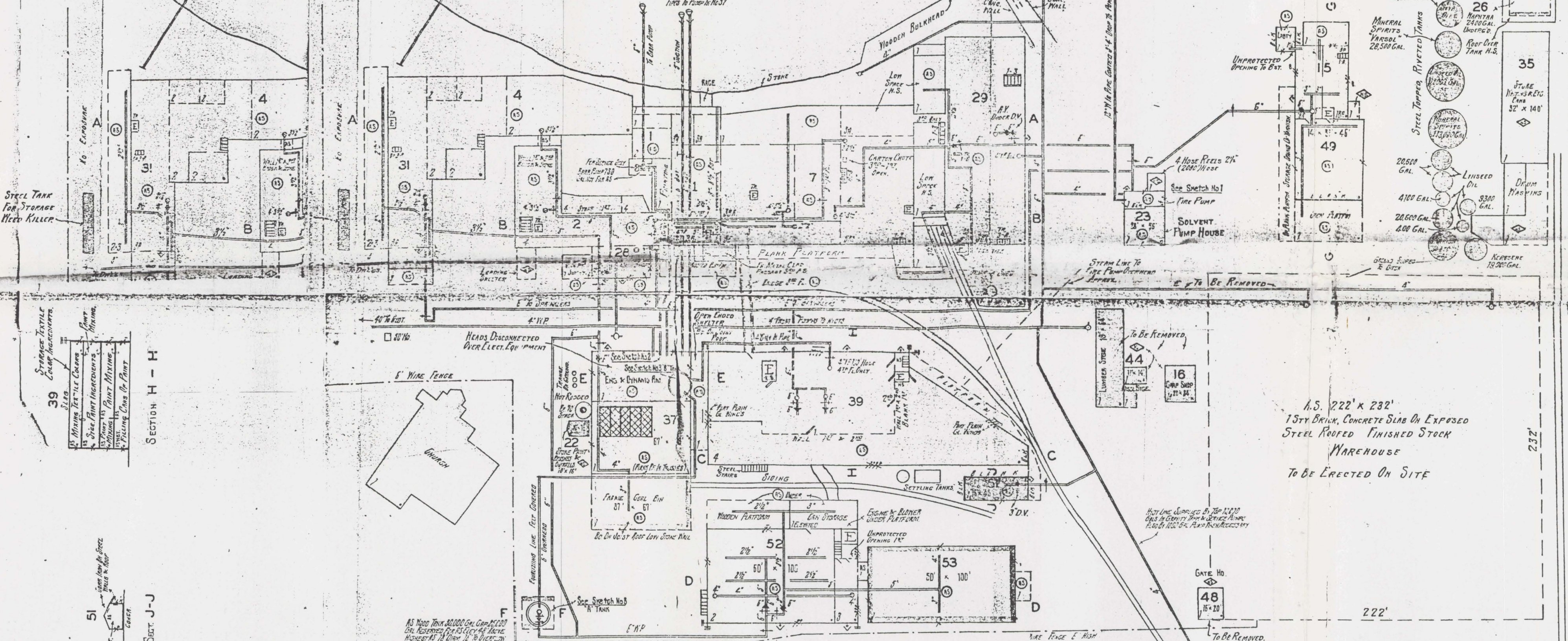


SECTION C - C

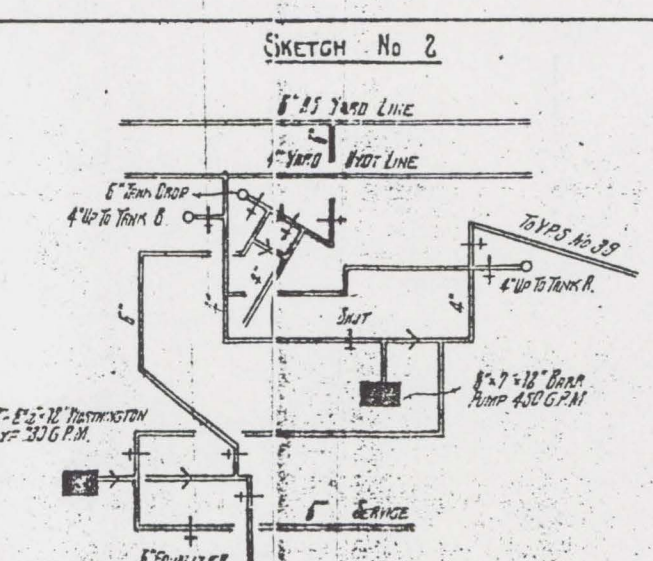
SECTION C - C

SECTION D - D

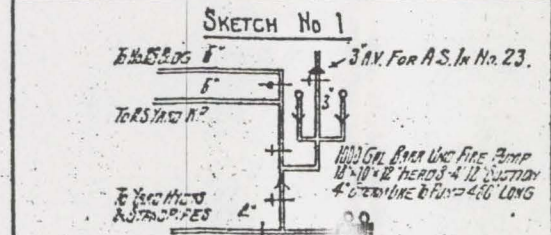
LARGE LAKE



SKETCH No. 1



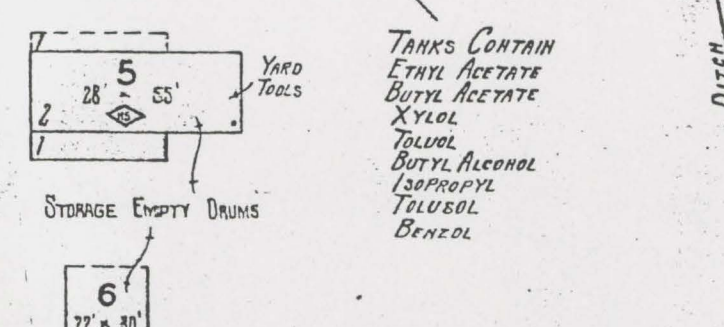
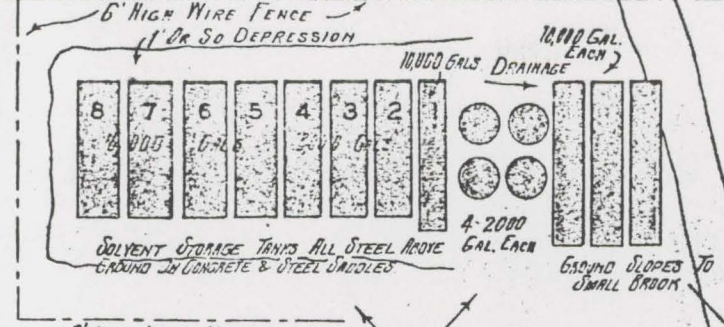
SKETCH No. 2



SKETCH No. 3

BERLIN ROAD OR FOSTER AVE.

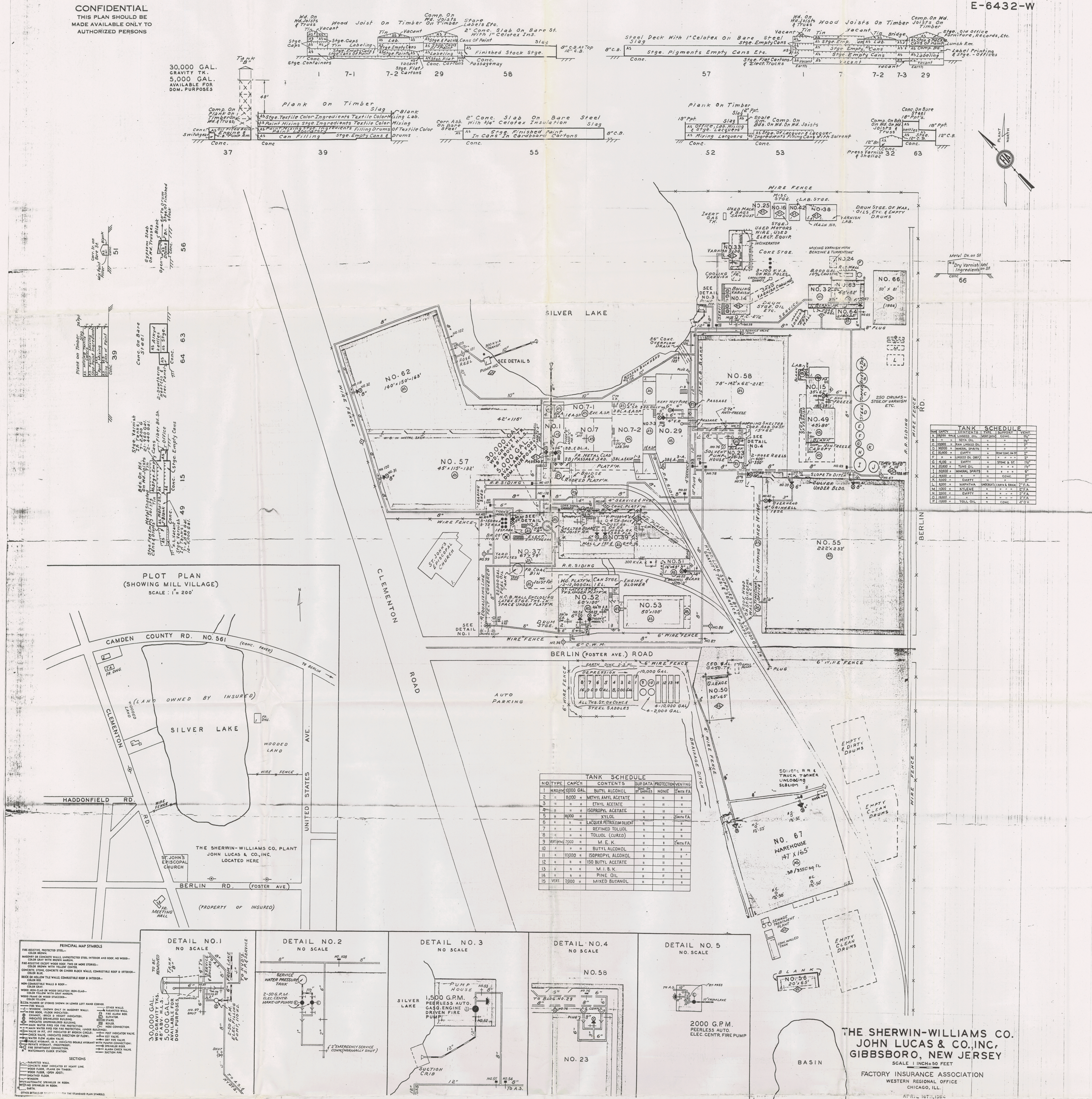
AUTO PARKING



FLOOD NOTE: Flood of Sept. 1, 1944 broke dam & water entered part of buildings to depth of 4' - 5'.

JOHN LUCAS & CO. INC.  
GIBBSBORO CAMDEN CO. N.J.  
REVENUE SCALE 1" = 50' Nov. 10, 1935 Nov. 11, 1947









JOHN LUCAS & COMPANY, INC.

GIBBSBORO, N. J.

VOLUME I

WEST BROTHERS, INC.

Building 1	Paint Manufacturing
<del>Building 2</del>	<del>Warehouse</del>
<del>Building 3</del>	<del>Warehouse</del>
<del>Building 4</del>	<del>Storage Building</del>
<del>Building 5</del>	<del>Drum Storage</del>
<del>Building 6</del>	<del>Drum Storage</del>
Building 7	Paint Manufacturing
<del>Building 8</del>	<del>Storage Building</del>
<del>Building 10</del>	<del>Storage Building</del>
Building 14	Varnish Stack
Building 15	Varnish Tank House
Building 16	Carpenter Shop
<del>Building 17</del>	<del>Barrel Storage</del>
Building 22	Storage Shed
Building 23	Fire Pump House
Building 24	Varnish Cooling Shed
<del>Building 24-2</del>	<del>Varnish Tank House</del>
Building 25	Storage
<del>Building 26</del>	<del>Tank House</del>
<del>Building 28</del>	<del>Mechanical Department</del>
Building 29	Office and Warehouse
<del>Building 31</del>	<del>Prussian Blue Department</del>
Building 32	Varnish Filter House
Building 33	Varnish Stack
<del>Building 34</del>	<del>Tank House</del>
<del>Building 35</del>	<del>Drum Cleaning and Storage</del>
Building 37	Power Plant -
Building 38	Resin Cutting
Building 39	Dry Color
<del>Building 40</del>	<del>Tank House</del>
Building 42	Resin Cutting
<del>Building 43</del>	<del>Lumber Shed</del>
<del>Building 44</del>	<del>Oil House</del>
<del>Building 45</del>	<del>Drum Storage</del>
<del>Building 48</del>	<del>Gate House</del>
Building 49	Varnish Tank House
Building 50	Garage
Building 51	Nitro-Cellulose <del>2747</del>
Building 52	Lacquer Manufacturing
Building 53	Lacquer Storage
Bridge	

15

**SEARCH No.** 26681-S

RECEIVED  
OCT 23 1996  
S-W LEGAL

**ABSTRACT OF TITLE AND SEARCHES** relative to all that certain tract or parcel  
of land and premises situate in the **BOROUGH OF GIBBSBORO**  
County of **CAMDEN** and State of New Jersey bounded and  
described as follows:

**BEING KNOWN AS Block No. 18.07, Lot No. 10 (formerly Block No. 18,  
Lot No. 1AA), on the Official Tax Map of the Borough of Gibbsboro.**

COOPER APP. 26681-S Continued:

COOPER ABSTRACT COMPANY, a corporation of the State of New Jersey, duly authorized to transact business in the State of New Jersey, does hereby certify that it has examined the record indices in the Register of Deeds Office of Camden County for DEEDS and LEASES affecting the premises in question from August 1, 1935 to September 27, 1996:

AND FIND NOTHING EXCEPT THE FOLLOWING:

1.  
DEED

JOHN LUCAS & COMPANY INCORPORATED,  
a Delaware Corporation,

Deed Book 830, page 357  
Dated August 31, 1935  
Recorded December 9, 1935

to

JOHN LUCAS & COMPANY INCORPORATED,  
a Maryland Corporation

Tract Deed covers premises in question inter alia.  
(Copy attached.)

2.  
DEED

JOHN LUCAS & COMPANY INCORPORATED,  
a Maryland Corporation,

Deed Book 1107, page 389  
Dated April 5, 1946  
Recorded April 15, 1946  
Cons. \$1.00 o.g.v.c.

to

CHARLES S. HOLLINGER

Covers premises in question inter alia.  
(Copy attached.)

3.  
DEED

CHARLES S. HOLLINGER and  
MARY L. HOLLINGER, his wife,

Deed Book 1233, page 211  
Dated April 15, 1946  
Recorded June 18, 1947  
Cons. \$1,950.00

to

LOUIS G. WACKER and  
GEORGANNA WACKER, his wife,

Covers premises in question inter alia.  
(Copy attached.)

(Continued)



4.

DEED

LOUIS G. WACKER and  
GEORGIANA WACKER, his wife,

to

LOUIS GEORGE WACKER, JR. and  
SHIRLEY CAROLINE WACKER,  
his wife,

Deed Book 2019, page 163  
Dated May 26, 1956  
Recorded June 4, 1956  
Cons. \$1.00 o.g.v.c.

Covers Block 18.07, Lots 10 and 11 (formerly Block 18, Lots 1AA and 1A).  
(Copy attached.)

NOTE:

(a) Search of unrelated records indicate that Louis G. Wacker, Jr. was married to Mary Wacker as of April 7, 1978.

(b) Search of records in the Office of the Surrogate of Camden County does not disclose death records for:

LOUIS G. WACKER, JR.  
SHIRLEY CAROLYN WACKER or  
MARY WACKER

(c) Records do not disclosed a separate deed for Block 18.07 Lot 10 (formerly Block 18, Lot 1AA) and said lot may be the result of a boundary discrepancy with adjacent parcel prior to the time period covered by this search. Adjacent parcel, Block 18.07, Lot 9 (formerly Block 18, Lot 1) was the subject of a previous search performed under Search No. 25155-S (A).

IT IS FURTHER certified that an Official Tax Search is as follows:

WAS NOT ORDERED AT CLIENT'S REQUEST.

Official Tax Search /ordered; ( ) not yet received

( ) attached hereto.

~~NEW JERSEY SUPERIOR COURT AND UNITED STATES DISTRICT  
COURT SEARCH ATTACHED HERETO AND MADE A PART HEREOF~~

NOTE: Title insurance to guaranty against risk of loss relating to undisclosed title defects or similar claims is available at filed rates in accordance with N.J.S.A. 17:46B-1 et seq.  
QUOTATIONS AVAILABLE UPON REQUEST.

Liability under this search certificate is hereby limited to the actual cost of said search certificate for mistakes herein or omissions herefrom unless otherwise provided.

In Witness Whereof COOPER ABSTRACT COMPANY  
has caused it corporate name and seal to be hereunto affixed by its  
duly authorized officers, this 17th day of October, 1996, at  
Cherry Hill, New Jersey.

COOPER ABSTRACT COMPANY

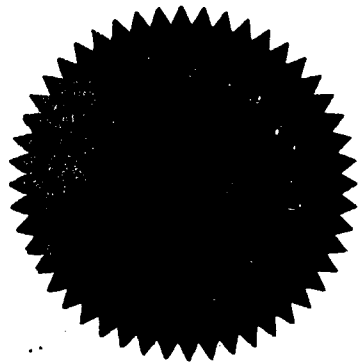
Attest:

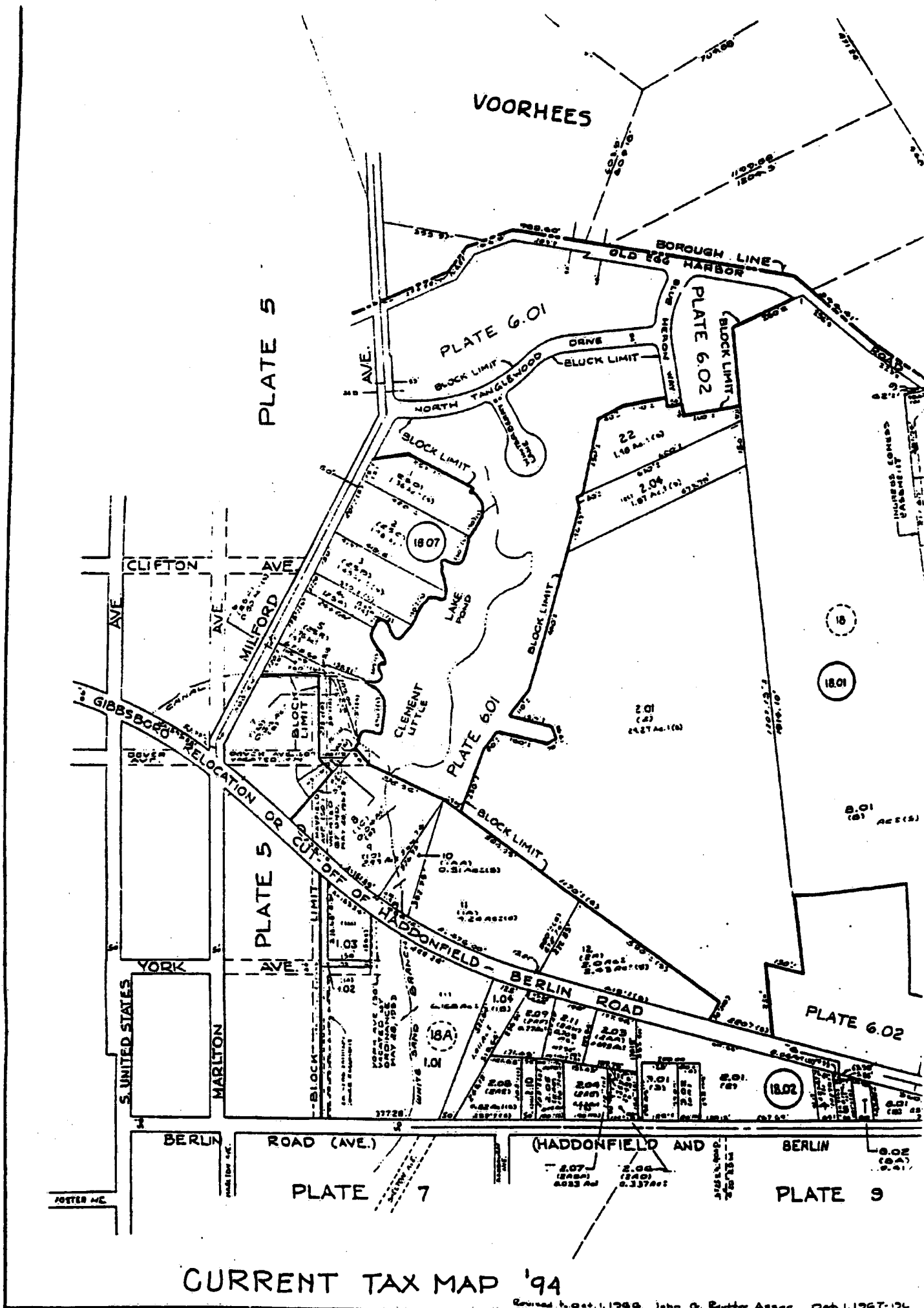
BY:

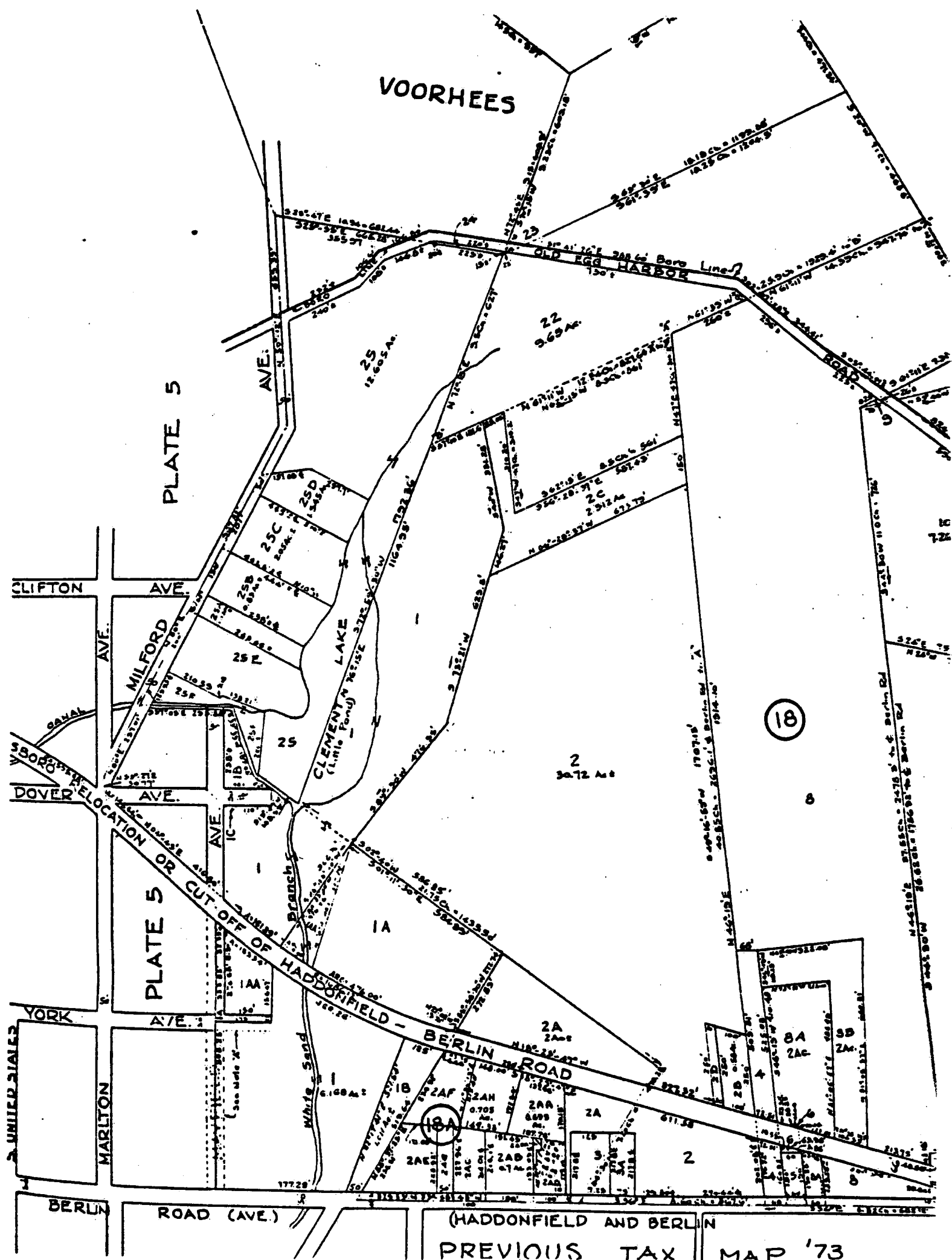


NORMAN G. COPSETTA  
PRESIDENT

\_\_\_\_\_  
ANDREW T. GODOR  
TITLE OFFICER







# DEEDS - 830 - 357

hereinbefore more particularly described and mentioned and set forth in the said writ of execution with the appurtenances TO HAVE AND TO HOLD the said above mentioned and described tract of land and premises with the appurtenances unto the said party of the second part his successors and assigns forever as fully and absolutely as the said Joseph H Van Meter Sheriff as aforesaid can may or ought by virtue of the said execution and of the statutes in such case made and provided to grant bargain sell and convey the same AND the said Joseph H Van Meter as aforesaid of the said County of Camden doth covenant and agree to and with the said party of the second part his successors and assigns that he the said Joseph H Van Meter Sheriff as aforesaid hath not done or suffered to be done any act or thing whereby the said premises or any part thereof are or may be charged or encumbered in estate title or otherwise. IN WITNESS WHEREOF the said Joseph H Van Meter Sheriff as aforesaid hath hereunto set his hand and seal on the day and year first herein written Joseph H Van Meter Sheriff (seal) Signed sealed and delivered in the presence of Typewritten changes and strike-overs made before execution Jacob L Furer

STATE OF NEW JERSEY CAMDEN COUNTY SS BE IT REMEMBERED That on this twenty seventh day of November in the year of our Lord one thousand nine hundred and thirty five before me the subscriber a Master in Chancery of New Jersey personally appeared Joseph H Van Meter Sheriff of said County of Camden in said State who is I am satisfied the Grantor named in the foregoing deed and I having first made known unto him the contents thereof he acknowledged that he signed sealed and delivered the same freely as his voluntary act and deed All of which is hereby certified. Jacob L Furer Master in Chancery of New Jersey

STATE OF NEW JERSEY CAMDEN COUNTY SS I, Geo R Pelouze Former Sheriff of said County of Camden in the State of New Jersey do solemnly swear that the land and real estate described in this deed made by me to Carl K Withers Commissioner of Banking and Insurance of the State of New Jersey TRUSTEE of WEST JERSEY BOND AND MORTGAGE INVESTMENT COMPANY was by me sold by virtue of a good and subsisting execution as is therein recited that the money ordered to be made has not been to my knowledge or belief paid or satisfied that the time and place of the sale of said land and real estate were by me duly advertised as required by law and that the same was cried off and sold to a bona fide purchaser for \$50.00 for Tract #1, \$50.00 for Tract #2, \$50.00 for Tract #3 and \$50.00 for Tract #4 the best price that could be obtained. Geo R Pelouze Former Sheriff Sworn and subscribed before me the subscriber one of the Masters in Chancery of New Jersey on this twenty seventh day of November in the year of our Lord one thousand nine hundred and thirty five and I having examined the deed above mentioned do approve the same and order it to be recorded as a good and sufficient conveyance of the land and real estate therein described Jacob L Furer Master in Chancery of New Jersey (IRS\$50)

Recorded December 9th 1935 at 2:45 PM by Joshua C Haines Register MBH

John Lucas & Co Inc ) THIS INDENTURE MADE THE 31st day of August in the year of our  
to ) Lord one thousand nine hundred and thirty five (1935) BETWEEN  
John Lucas & Co Inc ) JOHN LUCAS & COMPANY INCORPORATED a corporation duly incorporated  
under the laws of the State of Delaware (hereinafter called the  
Grantor) of the first part and JOHN LUCAS & COMPANY INCORPORATED a corporation duly  
incorporated under the laws of the state of Maryland (hereinafter called the Grantee)  
of the second part WITNESSETH

That the Grantor for and in consideration of the sum of Ten dollars (\$10.) lawful money of the United States of America unto it well and truly paid by the grantee at and before the en sealing and delivery of these presents the receipt whereof is hereby acknowledged.

Reid. 12/9/35

See NY 9431  
5473

G 20322 Sup

368  
1418  
17657

17657R

22472

G 15822

G 15889

and by these presents doth grant bargain sell alien enfeof release convey and confirm unto the Grantee its successors and assigns the following described real estate:

FIRST:

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected together with the engines boilers machinery etc therein contained situate at Gibbstown in the township of Voorhees County of Camden and State of New Jersey known as Gibbstown on a certain plan of lots made by King and Smith and duly filed in the office of the Register of Deeds of Camden County N.J. and bounded as follows: Beginning at a stone at the intersection of Haddon Avenue and Clementon Avenue thence (1) along the middle of Haddon Avenue north thirty six degrees and fifty five minutes west nineteen chains and twenty seven links to an iron bolt in the middle of said avenue corner to lot now owned by John Pine thence (2) along his line north forty three degrees and forty five minutes east five chains and seventy two links to a stone corner to said Pine thence (3) by said Pine et als north ten degrees and forty minutes east twenty four chains and fifty one links to a corner in Nicholson's field thence (4) by Nicholson south seventy eight degrees and thirty minutes east eleven chains and five links to a corner to said Nicholson in the middle of the old Long-A-Coming road thence (5) along the middle of said road south thirty degrees and forty five minutes east five chains and ninety six links to a corner in the middle of said road and corner to Carty thence (6) by Carty south twenty two degrees and forty five minutes west six chains and eighty seven links to a corner to the same thence (7) still by the same south forty one degrees and fifteen minutes east nine chains and six links to a stone corner to Carty in the middle of Clementon Avenue aforesaid thence (8) along the middle of said Avenue north thirty two degrees and thirty minutes east seven chains and seventy/six links to a stone in the centre of the intersection of said Avenue with Alton Avenue (old Long-A-Coming road) thence (9) along said Avenue south sixty seven degrees and thirty minutes east one chain and thirteen links to a stone in the middle of said Avenue thence (10) still along said Avenue south forty eight degrees east seven chains and nineteen links thence (11) still along said Avenue south forty degrees and ten minutes east seven chains and twenty three links to a stone in the middle of said Avenue thence (12) still along the same south forty four degrees and fifteen minutes east three chains to a stone in the middle of said Avenue (and on the east side of the said old Long-A-Coming road) thence (13) still along the middle of said Avenue (but leaving the said old road) south sixty six degrees and thirty minutes east twenty two chains and twenty six links to a stone in the middle of Milford Avenue thence (14) along the middle of Milford Avenue south fifty two degrees and ten minutes west ten chains and sixteen links to an angle of said Avenue thence (15) still along the middle of same south eighty two degrees and ten minutes west fourteen chains and seventy links to a stone in the middle of said Avenue over the canal thence (16) along up the middle of said canal the several courses and distances thereof to the mouth of the same at Clement Lake thence (17) in a straight course to a stone (formerly a white oak stump) below the dam of said Clement Lake thence (18) south one degree and forty minutes east twenty one chains and eighty five links to a stone corner to John Snyder thence (19) by Snyder south eighty five degrees and fifty minutes west seven chains and thirty links to a stone in the middle of Berlin Avenue thence (20) along the middle of same north thirty four degrees and forty five minutes west six chains and fifty four links to a corner to Alfred Pine in the middle of said Avenue thence (21) by said Pine at right angles with said Avenue and passing over a stone in the edge of the same south fifty five degrees and fifteen minutes west nine chains and twenty three links to a stone in the middle of said Avenue

# DEEDS - 830

(23) south sixty four degrees and fifteen minutes west seven chains and forty seven links to the middle of Bridgewood Avenue thence (24) along the middle of said Avenue north fifty two degrees and twenty minutes west twenty seven chains to the middle of Clementon Avenue aforesaid thence (25) along the middle of Clementon Avenue north thirty seven degrees and forty minutes east eleven chains and seventy four links to a stone in the middle of said Avenue and corner to land of George S Smith thence (26) by Smith north fifty five degrees and thirty minutes west seven chains and ninety seven links to a stone corner to said Smith thence (27) still by Smith south thirty four degrees and forty five minutes west two chains and fifty links to a stone corner to Smith in Rudderow's line thence (28) along his line north fifty five degrees and forty minutes west five chains and fifty seven links to a stone corner to same and corner to Hecker thence (29) by Hecker and school house lot north eighty four degrees and forty five minutes east three chains and fifty seven links to a white stone at an angle of the school house lot thence (30) along the school house lot south eighty seven degrees east one chain and twelve links to a stone corner of the same thence (31) still along the same north four degrees and fifteen minutes west three chains and fifty three links to a stone in the middle of Kirkwood Avenue thence (32) along the middle of said Avenue north eighty five degrees and thirty five minutes east sixteen chains and sixty three links to the place of beginning, be the contents what they may, and which the said John Lucas purchased of various parties EXCEPTING OUT OF AND THEREFROM the following tracts pieces lots &c to wit:

✓ A. Lot on Haddon Avenue containing 1.03 Acres known as the Rectory lot part thereof having been excepted out of the deed from John Lucas to William H and Albert Lucas dated March 28, 1900 and recorded in the office of the Register of Deeds of Camden County in Book 245 of Deeds page 120&c and part thereof having been conveyed by John Lucas & Co Inc to the Trustees of the Church Property of the Diocese of New Jersey by deed dated May 29, 1920 and recorded in the said office in Book 175 of Deeds page 72&c.

B. Lot on Southeast side of Clementon Avenue containing 1/2 acre now or late of Mrs. Wiltshire.

✓ C. Lot on the East corner of Clementon Avenue and Foster Avenue containing 1/2 acre and belonging to St. Johns in the Wilderness Protestant Episcopal Church.

✓ D. Tract bounded by Clementon Avenue, Bridgewood Avenue, North United States Avenue and Colwich Avenue and known as Cedar Grove Cemetery.

✓ E. Tract of 9.31 acres on Berlin Avenue conveyed by deed from William E Lucas Surviving Successor Trustee to Thomas E Nicholson dated April 1919 and recorded in Book No of Deeds page &c.

✓ F. Part of the bed of Ashbourne Avenue as originally laid out conveyed by deed from William E Lucas Surviving Successor Trustee to Robert H Hamilton dated June 14, 1912 and recorded in Book No of Deeds page &c.

✓ G. Lots Nos 2, 4, 6, 30, 32 and part of 34 in Block 1 on the said plan of lots made by King and Smith.

H. Lots 3, 4, 5, 6, 7, 8, 10, 12, 14, 16 and 30 in Block 2.

I. Lots 5, 7 (11) and 19 in Block 3.

J. Lots 1, 3, 5, 7, 9, 11, 13, 14, 15, 16, 17, 19, 20, 21 and 22 in Block 4.

K. Lots 23 and parts of lots 27, 31 and 33 in Block 5.

L. Lots 2 and 11 in Block 12.

M. Lots 2, 4, 6, 11, 12, 13, 15, 17 and 19 in Block 18.

P. Lots 3 and 7 in Block 31.

SECOND:

All the following described lot or piece of land situate at Gibbsboro County of Camden and State of New Jersey bounded as follows: Beginning at a point in the westerly edge of Haddon Avenue distant seventy seven feet and twenty five hundredths of a foot northwesterly from the northwest corner of Haddon and Kirkwood Avenues corner to lot conveyed to Louis Ristine thence by said lot and at right angles with Haddon Avenue south fifty three degrees and twenty minutes west forty eight feet to a corner of the same thence (2) still by said lot south seventy two degrees and twenty four minutes west forty eight feet and seventy five hundredths of a foot to a corner to the same thence (3) still by the same and parallel with Haddon Avenue north thirty six degrees and forty minutes west twenty eight feet to a corner to the same in the line of Daniel Sherrin's land thence (4) by his land and at right angles with Haddon Avenue north fifty three degrees and twenty minutes east ninety four feet to a corner to the same in the westerly edge of Haddon Avenue thence (5) along the edge of Haddon Avenue south thirty six degrees and forty minutes east forty four feet to the place of beginning be the contents what they may.

THIRD:

All the following described lot or piece of land situate at Gibbsboro County of Camden and State of New Jersey bounded as follows: Beginning at the northwest corner of Kirkwood and Haddon Avenues thence (1) along Haddon Avenue north thirty six degrees and forty minutes west seventy seven feet and twenty five hundredths of a foot to a lot conveyed to A. L. Henderson thence (2) by the same and at right angles with said Haddon Avenue south fifty three degrees and twenty minutes west forty eight feet to a corner to said lot thence (3) still by the same south seventy two degrees and twenty four minutes west forty eight and seventy five hundredths of a foot to another corner of the same thence (4) still by the same and parallel with Haddon Avenue north thirty six degrees and forty minutes west twenty eight feet to a corner to the same in Daniel Sherrin's line thence (5) along his line south fifty three degrees and twenty minutes west forty six feet to a corner of the same thence (6) parallel with Haddon Avenue south thirty six degrees and forty minutes east thirty seven feet and sixty seven hundredths of a foot to a corner in the edge of Kirkwood Avenue thence (7) along the same north eighty four degrees and fifteen minutes east one hundred and sixty two feet and five tenths of a foot to the place of beginning be the contents what they may. EXCEPTING THEREOUT AND THEREFROM a piece of land at the southwesterly corner of Haddonfield and Berlin Roads and Kirkwood Avenue conveyed to the borough of Gibbsboro by deed dated December 9, 1927 and recorded in Book No 674 of Deeds page 76&c.

FOURTH:

All the following described tract or piece of land situate at Gibbsboro County of Camden and State of New Jersey bounded as follows: BEGINNING at a marble below the dam of the "Little Pond" or "Clement Lake" an old original corner to the parties hereto thence (1) up the said Clement Lake North seventy six degrees and fifteen minutes east eleven hundred and sixty four feet and ninety five hundredths of a foot to a stone in formerly Clement's line corner to Kepper thence (2) along Kepper's line south fifty seven degrees and ten minutes east one hundred and eighty one feet and six tenths of a foot to a stone in said line corner to Nicholson's other land thence (3) by Nicholson's other land south forty degrees west three hundred and thirty one feet and twenty eight



## DEEDS - 830

hundred and twenty nine feet and five tenths of a foot to a White Oak tree marked for a corner thence (5) still by the same north eighty nine degrees and thirty minutes west four hundred and seventy six feet and fifty five hundredths of a foot to a stone in the line between the said parties thence (6) along said line north two degrees and twenty minutes east two hundred and fifty two feet and sixty five hundredths of a foot to the place of beginning. Containing nine acres and nineteen hundredths of an acre be the same more or less.

Being the premises which were conveyed to the Grantor by the following Indentures, to wit:

Indenture dated December 3, 1912 and recorded in the office of the Register of Deeds of Camden County in Book No 374 of Deeds page 614&c between William E Lucas Surviving Successor Trustee under a certain declaration of trust made by William H Lucas and Albert Lucas and John Lucas & Company Incorporated.

Indenture dated February 10, 1919 and recorded in the said office in Book No 438 of Deeds page 407 &c between Elizabeth C. Lucas and John Lucas & Company Incorporated.

Indenture dated September 2, 1919 and recorded in the said office in Book No 448 of Deeds page 667 &c between J Spencer Lucas et ux and John Lucas & Company Incorporated.

### FIFTH:

ALL THAT CERTAIN tract or parcel of land situate at Gibbsboro in the Township of Voorhees County of Camden and State of New Jersey BEGINNING at a stake standing in Snyder's line standing north fifty three degrees twelve minutes west ninety nine links from the middle of Stacks Road thence south sixty four degrees fifty minutes west seven and eighty two hundredths perches to a stake thence north thirty five degrees twelve minutes west four and eighty hundredths perches to a stake thence north sixty four degrees fifty minutes east six and thirteen hundredths perches to a stake in Snyder's line thence along said line south fifty three degrees twelve minutes east five and thirty six hundredths perches to the place of beginning. Containing three and twenty nine hundredths acres more or less.

BEING the same premises which James F Lucas and Joseph F Lucas Trustees by Indenture dated December 27, 1920 and recorded in the office aforesaid in Book No 480 of Deeds page 120&c granted and conveyed to John Lucas & Company Incorporated the Grantor herein.

TOGETHER with all and singular the buildings and improvements streets alleys passages ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever of the said grantor in law equity or otherwise howsoever of in and to the same and every part thereof.

TO HAVE AND TO HOLD the said several tracts or pieces of ground with the buildings and improvements thereon hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the Grantee its successors and assigns and for the only proper use and behoof of the said Grantee its successors and assigns forever.

### UNDER AND SUBJECT NEVERTHELESS

(1) To the payment of a certain mortgage debt secured upon a part of the first hereinbefore described premises dated the 4th day of December 1904 and recorded in the Office of the Register of Deeds of Camden County aforesaid in Book No 100 of Mortgages page 582&c given by William H Lucas and Mary Ella his wife and Albert Lucas and Elizabeth Caroline his wife to William H Lucas and Albert Lucas Trustees under the will of

(\$150,000) since reduced by payments on account thereof to the sum of Ninety thousand dollars (\$90,000).

(2) To the payment of a certain mortgage debt secured upon lots 9 and 11 in Block 23 dated November 22, 1907 and recorded in the said Office in Book No 108 of Mortgages page 104&c given by John C Gilmour and Isabella Jane his wife to Arthur Fulleylove securing the payment of Eighteen hundred dollars (\$1800) since reduced by payments on account to One thousand dollars (\$1000).

(3) To the payment of a certain mortgage debt of Eight thousand dollars (\$8000) secured upon the premises described in the Indenture of Mortgage dated September 30, 1930 and recorded in the Office of the Register of Deeds of Camden County aforesaid in Book 363 of Mortgages page 487&c given by John Lucas & Company Incorporated a corporation of the State of Delaware to Arthur Fulleylove and Nellie Fulleylove his wife.

(4) To the rights of the South Jersey Telegraph Company and its successors to erect poles as set forth in deeds from William H Lucas and Albert Lucas Trustees recorded in the office aforesaid in Book No 289 of Deeds pages 34 and 36.

And the said Grantor doth by these presents covenant and agree to and with the said Grantee its successors and assigns that it the said Grantor its successors and assigns all and singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be with the appurtenances unto the said Grantee its successors and assigns against it the said Grantor its successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under it them or any of them shall and will SUBJECT AS AFORESAID WARRANT AND FOREVER DEFEND

IN WITNESS WHEREOF the Grantor has caused these presents to be executed and its common or corporate seal hereto affixed the day and year aforesaid

JOHN LUCAS & COMPANY INCORPORATED

By W A Gorrell (corp seal)  
Vice President

Attest

Harry J Goodyear  
Secretary

COMMONWEALTH OF PENNSYLVANIA COUNTY OF PHILADELPHIA SS On the 31st day of August Anno Domini one thousand nine hundred and thirty five (1935) before me the subscriber a notary public for the Commonwealth of Pennsylvania residing at Philadelphia personally appeared Harry J Goodyear Secretary of the said John Lucas & Company Incorporated party of the first part in the foregoing Indenture who being duly sworn according to law says that he was personally present at the execution of the above Indenture and saw the common or corporate seal of the said corporation duly affixed thereto that the seal so affixed thereto is the common or corporate seal of the said corporation that the above Indenture was duly sealed and delivered by Walter A Gorrell Vice President of the said corporation as and for the act and deed of the said corporation for the uses and purposes therein mentioned that the names of this deponent as Secretary and of Walter A Gorrell as Vice President of the said corporation subscribed to the above Indenture in attestation of its due execution and delivery are of their and each of their respective handwritings.

Subscribed and delivered before me the day and year aforesaid.

Witness my hand and notarial seal.

Anna M. Scott/  
Notary Public (seal)  
My commission expires March 5, 1937

IN THE COURTS OF COMMON PLEAS OF PHILADELPHIA COUNTY STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA ss J. John M Scott Notary of the Courts of Common Pleas of said County

# This Indenture, MADE THE

BOOK 1107 PAGE 380

THIS day of APRIL in the year of our Lord one thousand nine hundred and FORTY-SIX

Between JOHN LUCAS & COMPANY, INCORPORATED, a Corporation organized and existing under the laws of the State of Maryland,

party of the first part, and

ARTHUR S. HOLLINGS, of Gibbstown, New Jersey

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE DOLLAR and other valuable consideration



lawful money of the United States of America,

well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged

granted, bargained, sold, aliened, enfeofed, released, conveyed and confirmed and by these presents, do give, grant, bargain, sell, alien, enfeof, release, convey and confirm, unto the said party of the second part, his heirs

and assigns, ALL

THAT CERTAIN tract or parcel of land situate at Gibbstown, County of Camden, and State of New Jersey,

BEGINNING at a stake in the center line of Gibbstown and Milford Road, said stake being set also in the center line of a canal crossing said road, said point being also corner to lands of "Lady of Mt. Carmel Church", and extending thence (1) South thirty-seven degrees and five minutes East (S 37° - 05'E) along the center line of the aforementioned canal and by the aforementioned lands a distance of two hundred ninety-five and eighty-eight one-hundredths feet (295.88') to an angle in said canal; thence (2) South thirty-five degrees and thirty-five minutes West (S 35° - 35'W) still along the canal a distance of one hundred eighty-nine and four one-hundredths feet (189.04') to a point at the south of said canal at Little Pond or Clements Lake; thence (3) South thirteen degrees and forty-seven minutes West (S 13° - 47'W) and still along the aforementioned lands a distance of one hundred forty-eight and fifty-nine one-hundredths feet (148.59') to a marble monument below the dam, corner to lands of John Lucas & Company, Inc.; thence (4) up the said Clement Lake North seventy-six degrees and fifteen minutes East (N 76° - 15'E) eleven hundred and sixty-four feet and ninety-five hundredths of a foot (1164.95') to a stone in former Clement's line corner to Hepper; thence (5) along Hepper's line South fifty-seven degrees and ten minutes East (S 57° - 10'E) one hundred and eighty-one feet and six tenths of a foot (181.6') to a stone in said line corner to land now or late of Thomas Nicholson; thence (6) by Nicholson's other land South forty degrees West (S 40° W) three hundred and thirty-one feet and twenty-eight hundredths of a foot (331.28') to a large pine tree marked for a corner; thence (7) still by Nicholson's other land South seventy-three degrees and twenty-one minutes West (S 73° - 21'W) six

R.4/15/46

hundred and twenty-nine feet and five-tenths of a foot (629.5') to a white oak tree marked for a corner; thence (8) still by the same North eighty-nine degrees and thirty minutes West (89° - 30' W) four hundred and seventy-six feet and fifty-five hundredths of a foot (476.85') to a stone corner to lands of John Lucas & Company, Inc.; thence (9) South one degree eleven minutes and thirty seconds East (S 1° - 11' - 30" E) along the lands of said Thomas M. Nicholson a distance of five hundred eighty-four and eighty-nine one-hundredths feet (584.89') to a stone; thence (10) South eighty-five degrees fifty-eight minutes and thirty seconds West (S 85° - 58' - 30" W) still along the aforementioned lands a distance of two hundred seventy-two and seventy-four one-hundredths feet (272.74') to a point in the easterly property line of Haddonfield Berlin Road; thence (11) North twenty-one degrees and two minutes West (N 21° - 02' W) along the easterly property line of said Road a distance of thirteen and twenty-one one-hundredths feet to a monument at the point of curve in same; thence (12) in a general northerly direction still along said east property line of said road and curving to the right with a radius of one thousand six hundred and eighty-six and twelve one-hundredths feet (1686.12') an arc distance of seven hundred fifty-seven and seventy-eight one-hundredths feet (757.78') to a monument at a point of tangency in same; thence (13) North four degrees and forty-three minutes East (N 4° - 43' E) still along said line a distance of four hundred sixteen and eighty-one one-hundredths feet (416.81') to a monument at a point of curve in same; thence (14) in a general northerly direction still along said line and curving to the left with a radius of one thousand five hundred ninety-five and eighty-eight one-hundredths feet (1595.88') to a spike set at the intersection of said easterly property line of Haddonfield Berlin Road and the center line of Marlton Avenue; thence (15) North fifty-three degrees twenty-five and eighty-eight one-hundredths feet (53.77') to a spike set at the intersection of said center line of Marlton Avenue with the center line of Gibbstown and Milford Road; thence (16) North eighty degrees East (N 80° - 00' E) along the center line of Gibbstown and Milford Road a distance of two hundred fifty-seven and one one-hundredths feet (257.01') to the place of beginning, being a portion of the land conveyed by John Lucas & Company, Inc., a Delaware corporation to John Lucas & Company, Inc., a Maryland corporation on August 31st, 1935, recorded December 9th, 1935 in Book 830, Page 207.

1107 Page 390

Together with all and singular the improvements  
wood, soil, etc., rights, privileges, hereditaments and appurtenances to the  
same in any way or in any title appertaining, and the reversion and remainder  
and remainder, rents, issues, and profits thereof, and of every part  
and parcel thereof. And also all the estate, right, title, interest, property, power  
of the first part, in and to the said premises and every part thereof, with the  
appurtenances.

Do hereby and do hold the said premises above described, with all and singular  
the hereditaments and appurtenances, unto the said party of the second part,  
his heirs, and assigns, to the only proper use, benefit,  
and behoof of the said party of the second part, his heirs,  
and assigns forever.

And the said party of the first part for \_\_\_\_\_  
doth \_\_\_\_\_ by these presents covenant, grant and agree, to and with the said party  
of the second part, his heirs, and assigns, that if  
the said party of the first part, and its successors and assigns, all and singular  
the hereditaments and premises above described and granted, or mentioned and  
intended to be, with the appurtenances, unto the said party of the second part,  
his heirs, and assigns, against \_\_\_\_\_ the said party  
of the first part, and its successors and assigns, and against all and every  
other \_\_\_\_\_ person or persons lawfully claiming or to claim the same,  
or any part thereof, by, from or under it, them or any of them,  
shall and will \_\_\_\_\_ warrant and forever defend.

IN WITNESS Whereof, the said party of the first part to these presents hath  
hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_ 18\_\_\_\_, at \_\_\_\_\_  
President and caused its corporate seal to be hereunto affixed and attested by  
its Secretary, \_\_\_\_\_

dated the day and year first above written.  
STOWED, RE-READ AND DELIVERED  
BY THE PRESIDENT OF \_\_\_\_\_

THE \_\_\_\_\_ COMPANY, Incorporated

*[Signature]*  
\_\_\_\_\_  
President

*[Signature]*  
\_\_\_\_\_  
Secretary

WITNESSES



[illegible]



# This Indenture,

BOOK 1233 PAGE 211

MADE THE  
5<sup>th</sup> day of April in the year  
of our Lord one thousand nine hundred and forty-six

Between Charles S. Hollinger and Mary L. Hollinger, his wife, of  
the Borough of Gibbsboro, County of Camden and State of New Jersey,  
party

of the first part and Louis G. Wacker and Georganna Wacker, his wife, of  
the Borough of Oaklyn, County of Camden and State of New Jersey,  
party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of  
the sum of One Thousand Nine Hundred and Fifty Dollars, (\$1950.00)

lawful money of the United States of America

well and truly paid by the said  
party of the second part to the said party of the first part, at and before the en-  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold, aliened, enfeoffed, released, conveyed  
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,  
release, convey and confirm, unto the said party of the second part, their  
heirs and assigns, ALL THAT CERTAIN tract or parcel of land situate  
at Gibbsboro, County of Camden, and State of New Jersey,

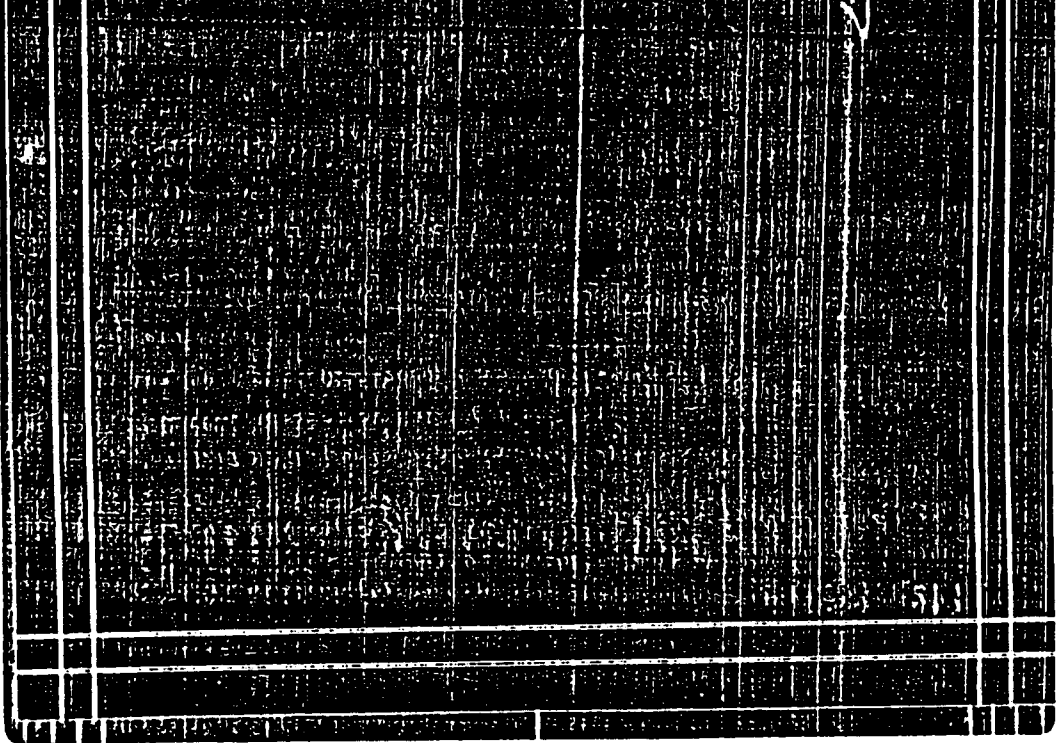
BEGINNING at a spike in the center line of Gibbsboro and  
Milford Road, said spike being set also in the center line of a  
canal crossing said road, said point being also corner to lands of  
"Lady of Mt. Carmel Church", and extending thence (1) South  
thirty-seven degrees and five minutes East (S 37° - 05'E) along the  
center line of the aforementioned canal and by the aforementioned  
lands a distance of two hundred ninety-five and eighty-eight one-  
hundredths feet (285.88') to an angle in dam; thence (2) South  
thirty-five degrees and thirty-five minutes West (S 35° - 35'W)  
still along the same a distance of one hundred eighty-nine and four  
one-hundredths feet (189.04') to a point at the mouth of said canal  
at Little Pond or Clements Lake; thence (3) South thirteen degrees  
and forty-seven minutes West (S 13° - 47'W) and still along the  
aforementioned lands a distance of one hundred forty-eight and  
fifty-nine one-hundredths feet (148.59') to a marble monument below  
the dam, corner to lands of John Lucas & Company, Inc.; thence (4)  
up the said Clement Lake North seventy-six degrees and fifteen  
minutes East (N 76° - 15'E) eleven hundred and sixty-four feet and  
ninety-five hundredths of a foot (1164.95') to a stone in formerly  
Clement's line corner to Kepper; thence (5) along Kepper's line  
South fifty-seven degrees and ten minutes East (S 57° - 10'E)  
one hundred and eighty-one feet and six tenths of a foot (181.6')  
to a stone in said line corner to land now or late of Thomas  
Nicholson; thence (6) by Nicholson's other land South forty degrees  
West (S 40° W) three hundred and thirty-one feet and twenty-eight  
hundredths of a foot (331.28') to a large pine tree marked for a  
corner; thence (7) still by Nicholson's other land South seventy-  
three degrees and twenty-one minutes West (S 73° - 21'W) six 5/11

R. 6/18/47

hundred and twenty-nine feet and five-tenths of a foot (629.5') to a white oak tree marked for a corner; thence (8) still by the same North eighty-nine degrees and thirty minutes West (89° - 30'W) four hundred and seventy-six feet and fifty-five hundredths of a foot (476.55') to a stone corner to lands of John Lucas & Company, Inc.; thence (9) South one degree eleven minutes and thirty seconds East (S 1° - 11' - 30"E) along the lands of said Thomas N. Nicholson a distance of five hundred eighty-four and eighty-nine one-hundredths feet (584.89') to a stone; thence (10) South eighty-five degrees fifty-eight minutes and thirty seconds West (S 85° - 58' - 30"W) still along the aforementioned lands a distance of two hundred seventy-two and seventy-four one-hundredths feet (272.74') to a point in the easterly property line of Haddonfield Berlin Road; thence (11) North twenty-one degrees and two minutes West (N 21° - 02' W) along the easterly property line of said Road a distance of thirteen and twenty-one one-hundredths feet to a monument at the point of curve in same; thence (12) in a general northerly direction still along said east property line of said road and curving to the right with a radius of one thousand six hundred and eighty-six and twelve one-hundredths feet (1686.12') an arc distance of seven hundred fifty-seven and seventy-eight one-hundredths feet (757.78') to a monument at a point of tangency in same; thence (13) North four degrees and forty-three minutes East (N 4° - 43'E) still along said line a distance of four hundred sixteen and eighty one-hundredths feet (416.80') to a monument at a point of curve in same; thence (14) in a general northerly direction still along said line and curving to the left with a radius of one thousand five hundred ninety-five and eighty-eight one-hundredths feet (1595.88') to a spike set at the intersection of said easterly property line of Haddonfield-Berlin Road and the center line of Marilton Avenue; thence (15) North fifty-three degrees twenty-seven minutes East (N 53° - 27'E) along said center line a distance of fifty and seventy-seven one-hundredths feet (50.77') to a spike set at the intersection of said center line of Marilton Avenue with the center line of Gibbesboro and Milford Road; thence (16) North eighty degrees East (N 80° - 00'E) along the center line of Gibbesboro and Milford Road a distance of two hundred fifty-seven and one one-hundredths feet (257.01') to the place of Beginning.

BEING the same land and premises which John Lucas & Company, Incorporated, a corporation of the State of Maryland, granted and conveyed unto Charles S. Hollinger by Deed dated April 8, 1946 and intended to be recorded herewith.

V





Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said party of the first part, their

heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said party of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, their heirs and assigns, against them the said party of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

SHALL and WILL forever DEFEND.

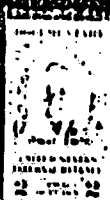
WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Charles S. Hollinger (L.S.)

Mary F. Hollinger (L.S.)



STATE OF NEW JERSEY

CALDEN COUNTY, N.J.

Be it Remembered, that on this

day of April, 1946, the undersigned authority

personally appeared Charles S. Hollinger and Mary L. Hollinger

who, I am satisfied, are the grantor as mentioned in the above deed or conveyance and I having first made known to them the contents thereof signed, sealed and delivered the same as their voluntary act and deed. All of which is hereby certified.

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 18, 1950

*Robert W. Smith*

BOOK 1233 PAGE 214

day of April

1946

Charles S. Hollinger,  
et ux.

Count U. Macleary, et ux.

Dated April 15<sup>th</sup> 1946

Recorded in the Registers

Office of the County of Camden, N.J.

on the 15th day of June

1946 at 11:15 o'clock in

the forenoon, and recorded in Book

1233 of DEEDS

Camden County, on page 214, do

*Charles S. Hollinger*

Register

*300*  
*340*

June 18-47 AC-1118 9711

REGISTER OF DEEDS CAMDEN COUNTY	
Recorded	6/15/46
Indexed	
Filed	
Te. No.	

*Page 15, 16, 17  
Book 1233*

BOOK 2619 PAGE 163

**This Indenture,** MADE THE

26th day of May  
 of our Lord one thousand nine hundred and fifty-six  
 Between LOUIS G. WACKER and GEORGIANA WACKER, his wife,

of the first part, and LOUIS GEORGE WACKER, Jr. and SHIRLEY CAROLINE WACKER, his wife,

of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) in

lawful money of the United States of America and other good and valuable consideration

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, encoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, encoff, release, convey and confirm, unto the said party of the second part, their heirs and assigns, ALL that certain tract or parcel of land and premises situate in the Borough of Gibbsboro, County of Camden and State of New Jersey, bounded and described as follows:-

BEGINNING at a point in the curved Easterly right of way line of the Haddonfield-Berlin Road, also known as Camden County Highway Route No. 561, at the arc distance of 161.89 feet Southwardly from a monument at a point of curve in the same, said point of curve being South  $10^{\circ} 43'$  West, the distance of 416.30 feet from a point of tangency in said Easterly right of way line, which point of tangency being at the arc distance of 145.44 feet Southwardly, measured along the curved Easterly right of way line, from a spike set at the intersection of the center line of the Gibbsboro-Milford Road (Marlton Avenue) with the aforesaid Easterly right of way line of Haddonfield-Berlin Road and extending from said beginning point, thence (1) Southwardly, curving to the left, along the said Easterly right of way line of Haddonfield-Berlin Road, with a radius of 1686.12 feet the arc distance of 595.89 feet to a point of tangency in the same; thence (2) South  $21^{\circ} 02'$  East, still along

12.6/11/10

said right of way line, the distance of 13.21 feet to a steel pin, corner to lands now or formerly of Thomas N. Nicholson; thence (3) North  $85^{\circ} 58' 30''$  East, along the line of said lands now or formerly of said Nicholson, the distance of 272.74 feet to a stone corner to same; thence (4) North  $1^{\circ} 11' 30''$  West, still along the line of lands of said Nicholson, the distance of 534.69 feet to a stone corner to same; thence (5) South  $88^{\circ} 48' 30''$  West, along the line of lands to be retained by the grantor, the distance of 366.76 feet to the place of beginning.

BEING a part of the same lands and premises which Charles S. Hollinger and Mary L. Hollinger, his wife, by deed dated April 15, 1946, recorded June 18, 1947 in the Office of the Register of Deeds for Camden County in Book 1233 of Deeds, page 211, granted and conveyed unto Louis G. Wacker and Georgiana Wacker, his wife.

# SEARCH

---

Search No. 26681-S

**Premises:**

Block No. 18.07,  
Lot No. 10 Tax Map  
Borough of Gibbsboro  
County of Camden  
State of New Jersey

**Owners:**

Louis George Wacker, Jr. &  
Shirley Caroline Wacker, h/w



**ABSTRACT COMPANY**  
489 COOPER LANDING ROAD  
CHERRY HILL, NJ 08034 • (609) 667-4800

**COOPER ABSTRACT COMPANY**, a corporation of the State of New Jersey, duly authorized to transact business in the State of New Jersey, does hereby certify that it has examined the record indices in the Register of Deeds Office of Camden County for Deeds and Leases

Block 14.02 Lot 1  
(formerly Block 14A Lot 1)  
Official Tax map Boro of Gibbsboro

RECEIVED  
CT 16 1996  
S-W LEGAL

AND find nothing except the following:

(1)  
NOTE DEED

JOHN LUCAS & COMPANY, INCORPORATED  
A Maryland Corporation  
to  
CHARLES S. HOLLINGER  
(covers PIQ inter alia)

Deed Book: 1107 Page: 389  
Dated: April 5, 1946  
Recorded: April 15, 1946

(2)  
DEED

CHARLES S. HOLLINGER AND MARY L.  
HOLLINGER, his wife  
to  
LOUIS G. WACKER AND GEORGANNA  
WACKER, his wife  
(covers PIQ inter alia)

Deed Book: 1233 Page: 211  
Dated: April 15, 1946  
Recorded: June 18, 1947

NOTE: Title insurance to guaranty against risk of loss relating to undisclosed title defects or similar claims is available at filed rates in accordance with N.J.S.A. 17:46B-1 et seq.  
QUOTATIONS AVAILABLE UPON REQUEST.

Liability under this search certificate is hereby limited to the actual cost of said search certificate for mistakes herein or omissions herefrom unless otherwise provided.

In Witness Whereof **COOPER ABSTRACT COMPANY** has caused its corporate name and seal to be hereunto affixed by its authorized officers, this 22nd day of December, 1994, at Jersey Hill, New Jersey.

**COOPER ABSTRACT COMPANY**

BY: NORMAN G. COPSETTA, PRESIDENT

(3)  
DEED

LOUIS G. WACKER, JR., AND MARY  
WACKER, his wife  
to  
NICHOLAS DI VENTURA AND THERESA M.  
DI VENTURA, his wife

Deed Book: 3552 Page: 887  
Dated: April 7, 1978  
Recorded: April 11, 1978

Tract 1 covers PIQ inter alia

(4)  
DEED

NICHOLAS DI VENTURA AND THERESA  
DI VENTURA, his wife  
to  
NICHOLAS DI VENTURA

Deed Book: 3584 Page: 115  
Dated: August 24, 1978  
Recorded: August 31, 1978

Release of Dower by Theresa Di Ventura

(5)  
DEED

NICHOLAS DI VENTURA  
to  
JOHN DI MARIA AND SALVATORE MARIO DI  
MARIA, partners pursuant to a Second  
Preliminary Partnership Agreement

Deed Book: 3709 Page: 234  
Dated: April 28, 1980  
Recorded: May 2, 1980

Covers Block 14.02 Lot 1 (formerly Block 14A Lot 1) inter alia

(6)  
DEED

JOHN DI MARIA AND SALVATORE MARIO DI  
MARIA, Partners  
to  
MORRIS NOVACK

Deed Book: 4073 Page 367  
Dated: September 5, 1985  
Recorded: September 9, 1985

Covers Block 14.02 Lot 1 and Block 15 Lot 1  
(formerly Block 14A Lot 1 and Block 18 Lot 1D)

(7)  
DEED

MORRIS NOVACK  
to  
THOMAS J. SCOTT, Trustee of the Parisi  
Real Estate Trust

Deed Book: 4269 Page 344  
Dated: January 12, 1988  
Recorded: January 20, 1988

covers Block 14.02 Lot 1 and Block 15 Lot 1.01

(8)  
DEED

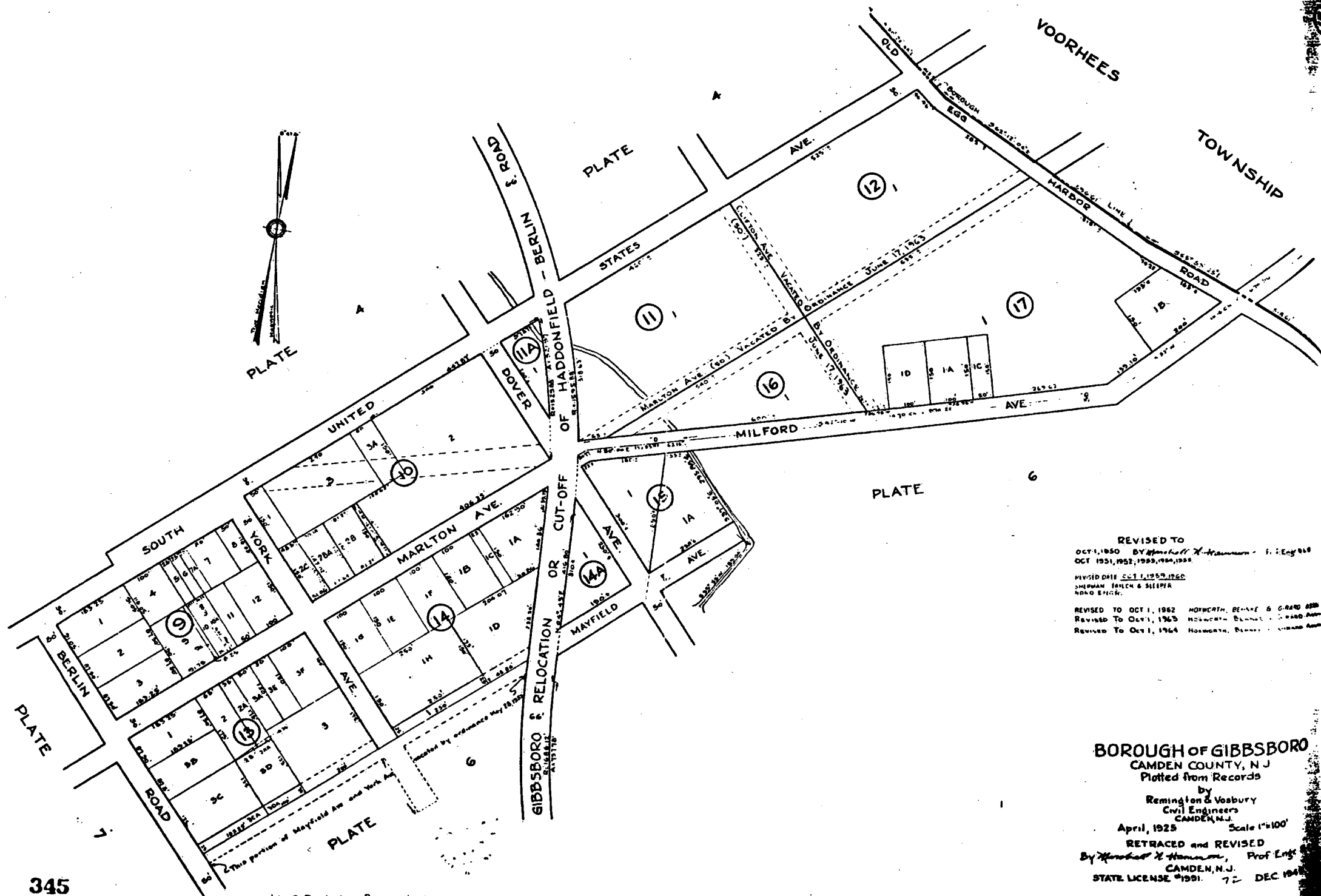
THOMAS J. SCOTT, Trustee of the Parisi  
Real Estate Trust  
to  
JOSEPH PARISI, JOSEPH M. PARISI, AND ANNETT  
PARISI, as Tenants-in-Common

Deed Book: 4269 Page: 348  
Dated: January 12, 1988  
Recorded: January 20, 1988

Covers Block 14.02 Lot 1 and Block 15 Lot 1.01







REVISED TO  
 OCT. 1, 1950 BY Marshall H. Hammond - P. E. Eng. N.J.  
 OCT. 1, 1951, 1952, 1953, 1954, 1955  
 REVISED DATE OCT. 1, 1955, 1956  
 SHEPARD, FAIRCH & SLEEPER  
 HONOLULU, HAWAII  
 REVISED TO OCT. 1, 1962 NORMAN, BENNETT & GRAND AVE.  
 REVISED TO OCT. 1, 1963 NORMAN, BENNETT & GRAND AVE.  
 REVISED TO OCT. 1, 1964 NORMAN, BENNETT & GRAND AVE.

**BOROUGH OF GIBBSBORO**  
 CAMDEN COUNTY, N.J.  
 Plotted from Records  
 by  
 Remington & Vosbury  
 Civil Engineers  
 CAMDEN, N.J.  
 April, 1925 Scale 1"=100'  
 RETRACED and REVISED  
 By Marshall H. Hammond, Prof. Eng.  
 CAMDEN, N.J.  
 STATE LICENSE #1951-72 DEC 1951

103 - DEED - BARGAIN AND SALE Conveyance as to Grantor's Acres  
 AND TO HIS OR HER CO-OP - New Language  
 ADOGV  
 Copyright 1982 By ALL STATE LEGAL SUPPLY CO  
 One Commerce Drive, Garden City, N.Y. 11530

**DEED**

This Deed is made on January 12, 1988

BETWEEN THOMAS J. SCOTT, Trustee of the Parisi Real Estate Trust

whose address is 8 Woodbury Road, Edison, New Jersey 08820

referred to as the Grantor,

AND JOSEPH PARISI, JOSEPH H. PARISI, and ANNETTE PARISI, as Tenants-in-Common

whose post office address is 13 FIRST AVE. WEST, EDISON, NEW JERSEY

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of SEVEN HUNDRED FIFTY THOUSAND (\$750,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Gibbstown  
 Block No. 14.02/15 Lot No. 1/1.01 Account No.  
☐ No property tax identification number is available on the date of this deed. (If checked here it is applicable)

**Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Gibbstown and State of New Jersey. The legal description is:

See Attached Schedule.

(Formerly known as Block 14A, Lot 1 and Block 15, Lot 1.)

Prepared by: M. Weinberg  
 RICHARD J. WEINBERG, ESQ.  
 Weinberg & Kert  
 666 Old Country Road  
 Garden City, New York 11530

Consideration \$ 750,000.00  
 State 1,875.00  
 County 750.00  
 Total 1,325.00  
 Date 01/20/1988

**schedule** ☐ Land Description Number 3345288C

ALL THAT CERTAIN real property located in the Borough of Gibbstown, County of Camden, State of New Jersey and more particularly described as follows:

BEING as a point in the Easterly line of Haddonfield - Berlin Road (66 feet wide) at a concrete monument set at a point corner to Block 14A Lot 1 and Block 18 Lot 1D and extends; thence

(1) along said line of Haddonfield - Berlin Road, North 04 degrees 38 minutes 14 seconds East, a distance of 184.56 feet to a County monument set at a point of curve in same; thence

(2) still along same in a general Northwesterly direction on an arc curving to the left, having a radius of 1595.88 feet an arc distance of 114.71 feet to a point corner to Marlton Avenue (50 feet wide); thence

(3) along the Southeastern line of Marlton Avenue, North 53 degrees 04 minutes 30 seconds East, a distance of 62.19 feet to a point corner to Milford Avenue (49.50 feet wide); thence

(4) along the Southerly line of Milford Avenue, North 79 degrees 57 minutes 30 seconds East, a distance of 182.22 feet to a point corner to Lots 1 and 1A, Block 15; thence

(5) along the division line of Lots 1 and 1A, Block 15, Lot 1 Block 14A and Lot 1B and 1C Block 18, South 04 degrees 38 minutes 12 seconds West, a distance of 184.56 feet to a concrete monument set in the Northerly line of Lot 1D Block 18 at a point corner to Lot 1 Block 14A and Lot 1C Block 18; thence

(6) along the division line of Lot 1 Block 14A and Lot 1D Block 18, North 85 degrees 21 minutes 48 seconds West, a distance of 218.69 feet to the point of Beginning.

BEING SHOWN AND DESIGNATED as Lot 1 Block 14A and Lot 1 Block 15 Place 3 on the Tax Map of the Borough of Gibbstown.

BEING Lot 1, Block 14A and Lot 1, Block 15, Tax Map of the Borough of Gibbstown.

BEING ALSO KNOWN as Lot 1, Block 14.02; and Lot 1.01, Block 15, Tax Map of the Borough of Gibbstown.

DB4269-0349

DB4269-0348

R. 1/20/88

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the grantor). Subject to easements and restrictions of record.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

*M. W. C.*  
Richard J. W. C. 1988

*Thomas J. Scott*  
THOMAS J. SCOTT, Trustee of the  
Partial Real Estate Trust (Seal)  
(Seal)

STATE OF NEW JERSEY, COUNTY OF *huer* SS:  
I CERTIFY that on January *14*, 1988

THOMAS J. SCOTT, Trustee of the Partial Real Estate Trust, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):  
(a) is named in and personally signed this deed;  
(b) signed, sealed and delivered this deed as his or her act and deed; and  
(c) made this deed for \$ *250,000.00* as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

*Joan Quinn*  
(Notary Public Seal)

DB4269-0350

JOAN QUINN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires February 26, 1989

DEED

Date: *Jan 12*, 1988

Record and return to:

CHARGE, COUNTY OF ST. PAUL  
(COUNTY OF ST. PAUL)  
1234 5678 9012  
ATL. 123456 7890

TO Grantor.  
  
  
  
Grantee.

*RECORDED*  
66 JUL 20 11:11-23

266438

DB4269-0351

# DEED

Prepared by *[Signature]*  
Michael B. Fischman, Esq.

This Deed is made on January 12, 1988

BETWEEN MORRIS NOVACK

whose address is 1940 East Marlton Pike, Cherry Hill, New Jersey 08003  
referred to as the Grantor,

AND THOMAS J. SCOTT, Trustee of the Parisi Real Estate Trust

whose post office address is 8 Woodbury Road, Edison, New Jersey 08820

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Million Two Hundred Fifty Thousand (\$1,250,000) Dollars.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Gibbstboro  
Block No. 14.02/15 Lot No. 1/1.01 Account No.  
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Gibbstboro, County of Camden, and State of New Jersey. The legal description is:

See Attached Schedule

(Formerly known as Block 14A, Lot 1 and Block 15, Lot 1.)

DB4269-0344

## Schedule

Land Description

Number

2363280C

ALL THAT CERTAIN real property located in the Borough of Gibbstboro, County of Camden, State of New Jersey and more particularly described as follows:  
BEGINNING at a point in the Easterly line of Haddonfield - Berlin Road (66 feet wide) at a concrete monument set at a point corner to Block 14A Lot 1 and Block 15 Lot 10 and extends; thence  
1) along said line of Haddonfield - Berlin Road, North 04 degrees 30 minutes 11 seconds East, a distance of 184.56 feet to a County monument set at a point of curve in same; thence  
2) still along same in a general Northwardly direction on an arc curving to the left, having a radius of 1399.88 feet an arc distance of 114.71 feet to a point corner to Marlton Avenue (50 feet wide); thence  
3) along the Southeasterly line of Marlton Avenue, North 33 degrees 04 minutes 11 seconds East, a distance of 62.19 feet to a point corner to Milford Avenue (49.50 feet wide); thence  
4) along the Southerly line of Milford Avenue, North 79 degrees 57 minutes 25 seconds East, a distance of 182.22 feet to a point corner to Lots 1 and 1A, Block 15; thence  
5) along the division line of Lots 1 and 1A, Block 15, Lot 1 Block 1A and Lot 10 and 1C Block 15, South 04 degrees 30 minutes 12 seconds West, a distance of 100.01 feet to a concrete monument set in the Northerly line of Lot 10 Block 10 to a point corner to Lot 1 Block 14A and Lot 1C Block 15; thence  
6) along the division line of Lot 1 Block 14A and Lot 10 Block 15, North 45 degrees 21 minutes 48 seconds West, a distance of 218.69 feet to the point of Beginning.  
BEING SHOWN AND DESIGNATED as Lot 1 Block 14A and Lot 1 Block 15 Plate 5 on the Tax Map of the Borough of Gibbstboro.  
BEING Lot 1, Block 14A and Lot 1, Block 15, Tax Map of the Borough of Gibbstboro.  
BEING ALSO KNOWN as Lot 1, Block 14.02, and Lot 1.01, Block 15, Tax Map of the Borough of Gibbstboro.

DB4269-0345

R. 1/20/88

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor). Subject to assessments and restrictions of record.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by M. B. L. Morris Novace (Seal)  
MICHAEL B. TISCHMAN (Seal)

STATE OF NEW JERSEY, COUNTY OF Mercer SS:

I CERTIFY that on January 12, 1988

MORRIS NOVACE personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1,250,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 17:27.)

M. B. L.  
MICHAEL B. TISCHMAN  
An Attorney At Law of New Jersey

DB4269-0346

## DEED

Dated: Jan 10, 1988

Record and return to:

CHARGE FROM PROCEEDS TO  
RECORDING FEE  
LIC. LAUREL, NJ 0254

Chy 2370  
2700

RECORDED  
JAN 11 1988

26437

DB4269-0347

M 010—Gargain and sale deed, conveyance to be greater or less,  
 necessary and language, 104, or comp., 1-22.

G 54137 W  
 © 1991 by Arthur S. Hays, a New Jersey attorney  
 John S. Haysberg, Inc., Publishers, NYC 10018

Consult your Lawyer before signing this deed — it has important legal consequences.

REC 4073 PHT 367

# Deed

Date  
 Parties

This Deed is made on September 5th, 1985 between

Grantor  
 Full name(s),  
 and post  
 office address

JOHN DI MARIA and SALVATORE MARIO DI MARIA, Partners  
 30 Chippenham Drive  
 West Berlin, New Jersey 08009



Grantee  
 Full name(s),  
 and post  
 office address

MORRIS NOVACK,  
 1940 East Marlton Pike  
 Cherry Hill, N. J. 08003

Grantor, and

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of ONE HUN-

Conveyance

DRED THIRTY THOUSAND - - - Dollars (\$ 130,000.00 ),  
 the Grantor grants and conveys to the Grantee all of the land located in the  
 Borough of Gibbstown County of Camden  
 and State of New Jersey, specifically described as follows as shown on  
 a survey by Sippel, Masteller, Lorenz & Hoover,  
 Inc., dated March 18, 1985:

Description  
 of Land

BEGINNING at a point in the Easterly line of Haddonfield-Berlin Road (66 feet wide) at a concrete monument set at a point corner to Block 14A, Lot 1 and Block 18, Lot 1D, and extends thence,

PREPARED BY

FRANK M. LANTO, JR.  
 200 Haddon Avenue  
 Haddonfield, N. J.  
 08033

1. Along said line of Haddonfield-Berlin Road, North 04 degrees 38 minutes 12 seconds East a distance of 184.56 feet to a County monument set at a point of curve, thence

2. Still along same in a general Northerly direction on an arc curving to the left, having a radius of 1595.88 feet, an arc distance of 114.71 feet to a point corner to Marlton Avenue (50 feet wide), thence

3. Along the Southeasterly line of Marlton Avenue, North 53 degrees 04 minutes 51 seconds East a distance of 62.19 feet to a point corner to Milford Avenue (49.50 feet wide), thence

4. Along the Southerly line of Milford Avenue, North 79 degrees 57 minutes 20 seconds East a distance of 182.22 feet to a point corner to Lots 1 and 1A, Block 15, thence

5. Along the division line of Lots 1 and 1A, Block 15, Lot 1, Block 14A and Lots 1B and 1C, Block 18, South 04 degrees 38 minutes 12 seconds West a distance of 386.61 feet to a concrete monument set in the Northerly line of Lot 1D, Block 18, at a point corner to Lot 1, Block 14A and Lot 1C, Block 18, thence

Rec. 9-9-85

---

ME 4073-368

6. Along the division line of Lot 1, Block 14A and Lot 1D, Block 18, North 85 degrees 21 minutes 48 seconds West a distance of 218.69 feet to the point and place of beginning.

Containing within said bounds 1.788 acres.

ALSO known as 105 S. Lakeview Drive.

BEING the same lands and premises which became vested in John DiMaria and Salvatore Mario DiMaria, Partners pursuant to a Second Preliminary Partnership Agreement by Deed from Nicholas DiVentura, dated April 28, 1980, recorded May 2, 1980 in Deed Book 3709, page 234.

105 S. Lakeview Drive

800A3709 REC 234

This Deed, made the 28th day of April, 1980.

Between  
NICHOLAS DI VENTURA

residing or located at  
in the Township of Pennsauken in the County of Camden  
and State of New Jersey herein designated as the Grantor.

JOHN DI MARIA and SALVATORE MARIO DI MARIA, partners  
pursuant to a Second Preliminary Partnership Agreement

residing or located at c/o Lario & Nardi, 200 Haddon Ave.  
in the Borough of Haddonfield in the County of Camden  
and State of New Jersey herein designated as the Grantee.

Witnesseth: That in consideration of Seventy-Five Thousand Dollars  
(\$ 75,000.00)

the Grantor do es grant and convey, unto the Grantee

All those tract or parcel of land and premises, situate, lying and being in the  
Borough of Gibbsboro  
County of Camden and State of New Jersey, more particularly described hereinafter.

(NJS LR: 15-2.1) Municipality of: Borough of Gibbsboro  
Block No. 14A & 15 Lot No. Lot 1 in each block  
☐ No property tax identification number is available on date of this deed. (Check box if applicable)

SEE ATTACHED SCHEDULE "A"

COUNTY OF CAMDEN  
Consolidation  
1. FILE 75-12  
2. FILE 75-12  
3. FILE 75-12  
4. FILE 75-12  
5. FILE 75-12  
6. FILE 75-12  
7. FILE 75-12  
8. FILE 75-12  
9. FILE 75-12  
10. FILE 75-12

Tax Map  
Reference

800A3709 REC 235

SCHEDULE "A"

TRACT I

All that certain tract or parcel of land and premises  
situate in the Borough of Gibbsboro, County of Camden and State  
of New Jersey, as shown on Plan of Survey,

Block 14A, Lot 1

, prepared  
by Sippel & Masteller Associates, Inc. dated September 9, 1977,  
bounded and described as follows:

BEGINNING at the intersection of the Easterly line of  
Haddonfield-Berlin Road (66 feet wide) with the Southerly line  
of Marlton Avenue (50 feet wide) and extending thence,

1. Along said line of Haddonfield-Berlin Road on an  
arc curving to the right having a radius of 1595.88 feet an arc  
distance of 114.71 feet to a point of tangency, thence
2. Still along same South 04 degrees 38 minutes 12 seconds  
East a distance of 184.56 feet to a point, thence
3. South 85 degrees 21 minutes 48 seconds East a distance  
of 218.69 feet to a point, thence
4. North 04 degrees 38 minutes 12 seconds East a distance  
of 155.96 feet to a point, thence
5. North 36 degrees 55 minutes 09 seconds West a distance  
of 339.81 feet to a point in the Southerly line of Marlton Avenue,  
thence,

6. South 53 degrees 04 minutes 51 seconds West a distance  
of 5.39 feet to the point and place of beginning. Containing within said  
bounds 0.904 Acres. REF: Block 14A, Lot 1, Tax Map.

TRACT II

All that certain tract or parcel of land and premises  
situate in the Borough of Gibbsboro, County of Camden and State  
of New Jersey, as shown on Plan of Survey,

Block 15, Lot 1, prepared by

Sippel & Masteller Associates, Inc., dated September 9, 1977,  
bounded and described as follows:

BEGINNING at the intersection of the Southerly line  
of Marlton Avenue (50 feet wide) with the Southerly line of Milford  
Avenue (49.50 feet wide) and extending thence.

Recd. 5/2/80



SCHEDULE "A", cont.

Tract II cont., pg. 2

1. Along said line of Milford Avenue North 79 degrees 57 minutes 20 seconds East a distance of 182.22 feet to a point, thence
2. South 04 degrees 38 minutes 12 seconds West a distance of 330.65 feet to a point, thence
3. North 36 degrees 55 minutes 09 seconds West a distance of 129.81 feet to a point in the Southerly line of Marlton Avenue, thence
4. Along said line North 53 degrees 04 minutes 51 seconds East a distance of 56.80 feet to the point and place of beginning. BEING Block 15, Lot 1, Tax Map. Containing within said bounds 0.884 Acres.

Both Tracts 1 & 2 being the same lands which became vested in Nicholas DiVentura and Theresa, his wife, by deed from Louis G. Wacker, Jr. and Mary Wacker, his wife, dated April 7, 1978 and recorded April 11, 1978 in the Camden County Clerks Office, in Book 3552 of Deeds, page 887 &c.

And which became vested in Nicholas DiVentura by deed from Nicholas DiVentura and Theresa DiVentura, his wife, dated August 24, 1978 and recorded August 31, 1978 in the Camden County Clerks Office in Book 3584 of Deeds, page 115 &c.

OPTION OF FIRST PURCHASE

The party of the Second Part does hereby grant to the parties of the First Part in consideration of the purchase price for the tract of land conveyed by this Deed an option of first purchase on Block 18, Lot 25 for the duration of the term Purchase Money of the Mortgage and until the obligation of said Mortgage has been discharged of record. The price and terms shall be agreed upon between the parties and shall be based upon the presentation

SCHEDULE "A"

cont., pg. 3

of a bona fide Agreement of Sale by the party of the Second Part to the parties of the First Part, and the parties of the First Part shall exercise said option within thirty (30) days after receipt of the Agreement of Sale, upon the same terms and conditions as set forth in the Agreement of Sale. The premises upon which the option of first purchase is granted is more particularly described as follows:

All that certain tract or parcel of land and premises situate in the Borough of Gibbsboro, County of Camden and State of New Jersey, as shown on Plan of Survey, Block 18, Part of Lot 25,

prepared by Appel & Masteller Associates, Inc., dated September 9, 1977, bounded and described as follows:

BEGINNING at a point in the Southerly line of Milford Avenue (49.50' wide), said point being North 79 degrees 57 minutes 20 seconds East a distance of 1,072.40 feet from the intersection of the Southerly line of Milford Avenue with the Southerly line of Marlton Avenue (50' wide), and extending thence,

1. Along said line of Milford Avenue North 79 degrees 57 minutes 20 seconds East a distance of 153.83 feet to a point, thence
2. Still along same North 50 degrees 12 minutes 00 seconds East a distance of 210.51 feet to a point, thence
3. South 61 degrees 25 minutes 10 seconds East a distance of 641.65 feet to a point, thence
4. South 72 degrees 58 minutes 40 seconds West a distance of 766.83 feet to a point, thence
5. North 10 degrees 00 minutes 50 seconds West a distance of 288.74 feet to a point, thence
6. North 47 degrees 27 minutes 50 seconds West a distance of 126.50 feet to the point and place of beginning. BEING Block 18, Part of Lot 25.

SCHEDULE "A"

BOOK 3709 PAGE 239

BOOK 3709 PAGE 239

cont., pg. 4

Containing within said bounds 5.192 acres.

Said lands being subject to a 25.00 foot wide Right-of-Way for Ingress and Egress and to a 5.25 foot wide strip along Milford Avenue, reserved for future road widening purposes, as shown on aforementioned plan.

To Have and to Hold, all and singular the land described herein, unto the Grantee and its  
Grantee proper use and benefit forever.

And the said Grantor

Covenant is that, except as may be herein set forth:

1. Grantor is lawfully seized of the land described herein.
2. Grantor has the right to convey the said land to the Grantee.
3. The Grantee shall have quiet possession of the said land free from all encumbrances.
4. Grantor will execute such further assurances of the said lands as may be requisite.
5. Grantor will warrant generally the property hereby conveyed.

In Witness Whereof, the Grantor has hereunto set his hand and seal  
or if a corporation, it has caused these presents to be signed by its proper corporate officers and its  
corporate seal to be affixed hereto, the day and year first above written.

Signed, sealed and Delivered  
in the presence of  
or Attested by

*Nicholas Di Ventura* (L.S.)  
NICHOLAS DI VENTURA

*James E. Willson* (L.S.)

State of New Jersey, County of CAMDEN  
that on April 28th 1980, before me, the subscriber,

personally appeared NICHOLAS DI VENTURA

who, I am satisfied, are the person or persons named in and who executed the within instrument,  
and thereupon they acknowledged that they signed, sealed and delivered the same as  
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-  
sideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such  
consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 75,000.00.

*James E. Willson*  
JAMES E. WILLSON  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires September 12, 1982

State of New Jersey, County of  
that on 19, before me, the subscriber,

personally appeared  
who, being by me duly sworn on oath, deposes and makes proof to my satisfaction, that  
he is the Secretary of

the Corporation named in the within instrument;  
that  
President of said Corporation; that the execution, as well as the making of this instrument, has  
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that  
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said  
instrument is the proper corporate seal and was thereto affixed and said instrument signed and  
delivered by said President as and for the voluntary act and deed of said Corporation,  
in presence of deponent, who thereupon subscribed his name thereto as attesting witness,  
and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced  
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$

Sworn to and subscribed before me,  
the date aforesaid.

BOOK 3709 PAGE 241

Received at CAMDEN, N. J.  
May 2, 1980 at 2:37 P. M.  
and Recorded in Book No. 3709 of Deeds  
Page 234 in the Office of the Register of  
Deeds, &c., of CAMDEN COUNTY.

*Robert W. Smith*  
Register of Deeds  
Camden, N.J.

NICHOLAS DI VENTURA

JOHN DI MARIA and SALVATORE  
MARIO DI MARIA, as Equal  
Partners

Dated April 28 1980

LAW OFFICES  
MATTHEW R. MCCHINK  
200 ROUTE 73  
WEST BRUNSWICK, NEW JERSEY 08861  
(609) 750-0000

RECORD AND RETURN TO:  
FIDELITY TITLE-ABSTRACT CO.  
411 ROUTE 70 EAST  
CHERRY HILL, NJ 08034  
MAY 2 1980 AT 2:37 P.M.

# This Indenture, MADE THE

of our Lord one thousand nine hundred and <sup>22</sup> day of August in the year seventy-eight

Between NICHOLAS DI VENTURA & THERESA DI VENTURA, his wife, of 4415 Maryland Avenue, Pennsauken, New Jersey,

of the first part, and NICHOLAS DI VENTURA, of 4415 Maryland Avenue, Pennsauken, New Jersey,

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00)

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns, <sup>TRACT 12</sup> ALL THAT LAND and premises situate in the Township of Voorhees, County of Camden and State of New Jersey:

BEGINNING at the Easterly end of the curve connecting the Southerly line of Southgate Drive with the Easterly line of Haddonfield-Berlin Road, as widened on the East side to a width of 60 feet; thence North 18 degrees 27 minutes East along the Southerly line of Southgate Drive 100.29 feet to a point in the division line between Lots 22 and 23, on the plan hereinafter mentioned; thence South 23 degrees 33 minutes East along said division line 237.31 feet to a point in the Southerly boundary line of the said plan; thence South 66 degrees 27 minutes West along said boundary line 203.42 feet to a point in the Easterly line of Haddonfield-Berlin Road (60 feet wide); thence North 22 degrees 43 minutes 30 seconds East along the Easterly line of Haddonfield-Berlin Road (60 feet wide) 217.62 feet to the Southerly end of the aforementioned connecting curve; thence Eastwardly along said connecting curve, curving to the right with a radius of 20 feet, an arc distance of 31.15 feet;

R 8/31/78

DEED-Plain-Warranty

REGISTER OF DEEDS  
AND MORTGAGES

admission  
of  
and delivery  
signed in  
personally  
the subject  
to the grant  
of it  
COUNTY  
STATE OF

to the place of beginning.

BEING Lot 22, Plan of Lots, Section No. 2, Elm Tree Farms, made by Hemworth, Bahnke and Girard Associates.

TRACT 13: LAND and premises situate in the Borough of Gibbsboro, County of Camden and State of New Jersey, described according to a survey by Sippel & Masteller Associates, Inc., dated September 9, 1971, as follows to wit:

BEGINNING at the intersection of the Southeasterly line of Marlton Avenue (50 feet wide) and the Southerly line of Milford Road (49.5 feet wide); thence (1) North 79 degrees 57 minutes 20 seconds East along the Southerly line of Milford Avenue, 182.22 feet to lands now or formerly of Thomas H. Wood, et ux; thence (2) South 4 degrees 38 minutes 12 seconds West along said lands, 386.61 feet to a monument still in said lands; thence (3) South 85 degrees 21 minutes 48 seconds East still along said lands, 126 feet more or less, to the high water line of Clement Lake (Little Pond); thence (4) in a general Easterly direction along the high water line of Clement Lake (Little Pond), its various courses and distances and along the lands now or formerly of Thomas Wood, Arthur Proster, Harold Smith and Hans Jacobson, to its Southwesterly corner of Tract No. 2 herein; thence (5) North 72 degrees 58 minutes 40 seconds East, 250 feet more or less to lands now or formerly of Theodore Engler, et al; thence (6) South 60 degrees 27 minutes 20 seconds East along said lands, 181.17 feet to lands now or formerly of Leona Lawrence; thence (7) South 36 degrees 43 minutes 40 seconds West partly along said lands, 331.28 feet to an angle in same; thence (8) South 69 degrees 51 minutes 40 seconds West still along said lands and along lands now or formerly of Hans Grau, 629.8 feet to an angle in same; thence (9) South 87 degrees 16 minutes 10 seconds West along said Grau's lands, 476.46 feet to another angle in same; thence (10) South 88 degrees 25 minutes 21 seconds West, 376.79 feet to the Easterly curved line of Haddonfield-Berlin Road; thence (11) Northwardly along the curved Easterly line of Haddonfield-Berlin Road, curving to the right with a radius of 1686.12 feet, a distance of 161.89 feet to a point of tangency in same; thence (12) North 4 degrees 38 minutes 12 seconds East along the Easterly line of Haddonfield-Berlin Road, 416.71 feet to point of curve in same; then

# ADDENDUM TO PROPERTY DESCRIPTION

thence (13) Northwardly along the Easterly curved line of Haddonfield-Berlin Road curving to the left with a radius of 1595.88 feet, an arc distance of 114.71 feet to the Southeasterly line of Marlton Avenue; thence (14) North 53 degrees 04 minutes 51 seconds East along the Southeasterly line of Marlton Avenue, 62.19 feet to place of beginning.

TRACT 14: BEGINNING at a point in the Southerly line of Milford Avenue, 1072.40 feet from the Southeasterly line of Marlton Avenue, said beginning point being also in the West line of a 25 foot right of way; thence (1) North 79 degrees 57 minutes 20 seconds East along the Southerly line of Milford Avenue, 153.83 feet to an angle in same; thence (2) North 50 degrees 12 minutes East along the Southeasterly line of Milford Avenue, 49.16 feet to a point; thence (3) South 61 degrees 25 minutes 10 seconds East, 554.22 feet to lands now or formerly of Theodore Engler, et al; thence (4) South 72 degrees 58 minutes 40 seconds West partly along said lands, 817.25 feet more or less, to the high water line of Clement Lake (Little Pond); thence (5) Northwardly and Eastwardly along the high water line of said Lake, its various courses and distances, to the Westerly line of the 25 foot wide right of way first above mentioned; thence (6) North 10 degrees 00 minutes 50 seconds West along said right of way, 257 feet more or less to an angle in same; thence (7) North 47 degrees 27 minutes 50 seconds West, still along said right of way, 126.50 feet to place of beginning.

TRACT 15: BEGINNING at a point in the Southerly line of Milford Avenue, 1275.39 feet from the intersection of the Southeasterly line of Marlton Avenue and the Southerly line of Milford Avenue; thence (1) North 10 degrees 12 minutes East along the Southerly line of Milford Avenue, 561.25 feet to land now or formerly of Louis G. and Shirley Wacker; thence (2) South 61 degrees 25 minutes 10 seconds East along said lands, 668.27 feet to lands now or formerly of Theodore Engler, et al; thence (3) South 72 degrees 58 minutes 40 seconds West partly along said lands, 209.94 feet to a point; thence (4) North 61 degrees 25 minutes 10 seconds West, 224.22 feet to place of beginning.

And this transfer is intended to convey all right, title and interest of Theresa DiVentura, the wife of Nicholas DiVentura, including all right of owner, both consummate and inchoate.

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

147) the said parties of the first part, for themselves and their

heirs, executors and administrators do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that they, the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, his heirs and assigns, against the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

SHALL AND WILL  
 forever REFEYD  
 In Witness Whereof, the said part Lee of the first part to these presents  
 have hereunto set their hand and seal dated the day and year  
 first above written.

**RECEIVED**

Michael Ventura  
Mammoth, Ventura

*Orange Bird* *1922*

Be it Remembered, that on this 24 day of August  
in the year of our Lord one thousand nine hundred and seventy-eight  
before me,

*personally appeared* Nicholas DiVentura and Theresa DiVentura, his wife,

who, I am satisfied are the grantors mentioned in the above deed or conveyances and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to really evidenced by the within deed, as such consideration is defined in P. L. 1988, c. 42, Sec. 1(e), is \$ 17.00 all of which is hereby certified.

Charles A. Hildreth

CHARLES A. MAYMONE  
NOTARY PUBLIC  
My Commission Expires May 1, 1985

CHARLES A. MAYMONE  
NOTARY PUBLIC  
My Commission Expires May 1, 1985

NICHOLAS DI VENTURA &  
TERESA DI VENTURA, his  
wife

Dated 19  
 Received in the Register of Deeds  
 office of the County of Smith  
 on the 31st day of August  
A. D. 1918 at 9:19 o'clock in  
 the fore noon, and recorded in Book  
3584 of DEEDS  
 for said County, in page 1156  
Robert W. York  
 Prepared by: Register  
 George J. McIntosh, Esq.,  
 Greengrab, Sharnetson,  
 Greengrab & McIntosh,  
 538 Cooper Street,  
 New Jersey, 08102,  
 (609) 964-0680

MAIL 3 11978 AT 9:19 AM

REGISTER OF DEEDS AND MORTGAGES CAMDEN COUNTY		DATE	BY
Indexed	Paged	9-11	PHH
Noted			
Tax Amt.			
Robert W. York Sister of Paul and Loring			

# This Indenture, MADE THE

7<sup>th</sup> day of April in the year  
of our Lord one thousand nine hundred and seventy-eight (1978)

Between LOUIS G. WACKER, JR., and MARY WACKER, his wife,  
residing at 103 South Lakeview Drive, Gibbsboro,  
New Jersey, 08026, party

of the first part, and

THERESA M. DI VENTURA, HIS WIFE  
NICHOLAS DI VENTURA, residing at Plaza 70, Route 70,  
Marlton, New Jersey, 08053, party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of  
the sum of SEVENTY-EIGHT THOUSAND DOLLARS (\$78,000.00)-----

lawful money of the United States of America

well and truly paid by the said  
party of the second part to the said party of the first part, at and before the en-  
tealing and delivery of these presents, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold, aliened, enfeoffed, released, conveyed  
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,  
release, convey and confirm, unto the said party of the second part, his  
heirs and assigns, ALL THOSE CERTAIN tracts or parcels of land and  
premises situate in the BOROUGH of GIBBSBORO, COUNTY of CAMDEN and  
STATE OF NEW JERSEY, more particularly described as follows

R. 4/11/78

A.L.T.A. COMMITMENT  
SCHEDULE C  
REVISED

BOOK 3552 PAGE 889

Number 111638

The land referred to in this Commitment is described as follows:  
LAND and premises situate in the Borough of Gibbsboro, County of Camden State of New Jersey, described according to a survey by Sippel & Masteller Associates, Inc., dated September 9, 1977 as follows to wit:

## TRACT NO. 1

BEGINNING at the intersection of the Southeasterly line of Marlton Avenue, (50 feet wide) and the Southerly line of Milford Road (49.5 feet wide); thence  
(1) North 79 degrees 57 minutes 20 seconds East along the Southerly line of Milford Avenue 182.22 feet to lands now or formerly of Thomas H. Wood, etux; thence  
(2) South 4 degrees 18 minutes 12 seconds West along said lands, 386.61 feet to monument still in said lands; thence

(3) South 85 degrees 21 minutes 48 seconds East still along said lands, 126 feet more or less, to the high water line of Clement Lake (Little Pond); thence  
(4) in a general Easterly direction along the high water line of Clement Lake (Little Pond), its various courses and distances and along the lands now or formerly of Thomas Wood, Arthur Prester, Harold Smith and Hans Jacobsen, to its Southwesterly corner of Tract No. 2 herein; thence

(5) North 72 degrees 58 minutes 40 seconds East, 250 feet more or less to lands now or formerly of Theodore Engler, etal; thence

(6) South 60 degrees 27 minutes 20 seconds East along said lands, 181.17 feet to lands now or formerly of Lonna Lawrence; thence

(7) South 36 degrees 43 minutes 40 seconds West partly along said lands, 131.28 feet to an angle in same; thence

(8) South 69 degrees 51 minutes 40 seconds West still along said Lawrence's lands and along lands now or formerly of Hans Grau, 629.39 feet to an angle in same; thence

(9) South 87 degrees 16 minutes 10 seconds West along said Grau's lands, 476.46

-continued-



BOOK 3552 PAGE 890  
A.L.T.A. COMMITMENT  
SCHEDULE C

Number 111628  
page 2

revised  
continued

foot to another angle, being corner to lands now or formerly of Louis G. Wacker and Shirley, his wife; thence

(10) South 88 degrees 25 minutes 21 seconds West, along said lands, 176.79 feet to the Easterly curved line of Haddonfield-Berlin Road; thence

(11) Northwardly along the curved Easterly line of Haddonfield-Berlin Road, curving to the right with a radius of 1686.12 feet, an arc distance of 161.89 feet to a point tangency in same; thence

(12) North 4 degrees 18 minutes 12 seconds East along the Easterly line of Haddonfield-Berlin Road, 416.71 feet to point of curve in same; thence

(13) Northwardly along the Easterly curved line of Haddonfield-Berlin Road curving to the left with a radius of 1595.88 feet, an arc distance of 114.71 feet to the Easterly line of Marlton Avenue; thence

(14) North 53 degrees 04 minutes 51 seconds East along the Southeasterly line of Marlton Avenue, 62.19 feet to place of beginning.

TRACT NO. 2

BEGINNING at a point in the Southerly line of Milford Avenue, 1072.40 feet from the Southeasterly line of Marlton Avenue, said beginning point being also in the Southerly line of a 25 foot right of way; thence

(1) North 79 degrees 57 minutes 20 seconds East along the Southerly line of Milford Avenue, 153.83 feet to an angle in same; thence

(2) North 50 degrees 12 minutes East along the Southeasterly line of Milford Avenue, 49.16 feet to a point; thence

(3) South 61 degrees 25 minutes 10 seconds East, 554.22 feet to lands now or formerly of Theodore Engler, et al; thence

-continued-

A.L.T.A. COMMITMENT  
SCHEDULE C

BOOK 3552 PAGE 891

Number 111628  
page 3

Revised  
continued

(4) South 72 degrees 58 minutes 40 seconds West partly along said lands, 817.25 feet more or less, to the high water line of Clement Lake (Little Pond); thence

(5) Northwardly and Eastwardly along the high water line of said Lake, its various courses and distances, to the Westerly line of the 25 foot wide right of way first above mentioned; thence

(6) North 10 degrees 00 minutes 50 seconds West along said right of way, 257 feet more or less, to an angle in same; thence

(7) North 47 degrees 27 minutes 50 seconds West still along said right of way 126.50 feet to place of beginning.

TRACT NO. 3

BEGINNING at a point in the Southerly line of Milford Avenue, 1275.39 feet from the intersection of the Southeasterly line of Marlton Avenue and the Southerly line of Milford Avenue; thence

(1) North 50 degrees 12 minutes East along the Southerly line of Milford Avenue, 161.35 feet to land now or formerly of Louis G. and Shirley Wacker; thence

(2) South 61 degrees 25 minutes 10 seconds East along said lands, 668.27 feet to lands now or formerly of Theodore Engler, et al; thence

(3) South 72 degrees 58 minutes 40 seconds West partly along said lands, 209.94 feet to a point; thence

(4) North 61 degrees 25 minutes 10 seconds West, 554.22 feet to place of beginning.

BEING the same land with other lands, which became vested in Louis G. Wacker and Georganna Wacker, his wife by deed from Charles S. Hollinger and Mary L. Hollinger, his wife dated April 15, 1946, recorded June 18, 1947 in deed book 1233 page 211.

THE said Louis G. Wacker, Sr., departed this life on March 3, 1958, thereby vesting

-continued-

SCHEDULE C

Number 111628  
page 4

Revised  
continued

the entire fee in Georganna Wacker by right of survivorship.

THE said Georganna Wacker departed this life on February 16, 1959, leaving a will duly probated in the Office of the Surrogate of Camden County on March 6, 1959, in Will Book 1203-58, which Will provided in Paragraph Second as follows:

"All the rest, residue and remainder of my estate, whether real, personal or mixed, and wheresoever situate I give, devise and bequeath unto my beloved son, Louis G. Wacker to have and to hold the same to his own use, absolutely and forever".

dg:W

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

AND the said party of the first part, their

heirs, executors and administrators DO by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that they the said party of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, his heirs and assigns, against the said party of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or through him, her or either of them

SHALL and WILL, subject as aforesaid, forever DEFEND.

In Witness Whereof, the said party of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

WITNESSETH, SEALED AND DELIVERED  
IN THE PRESENCE OF

*[Signature]*

*[Signature]*  
LOUIS G. WACKER, JR.

*[Signature]*  
MARY WACKER

Be it Remembered, that on this 7th day of April, 1978, in the year of our Lord one thousand nine hundred and seventy-eight before me,

personally appeared

LOUIS G. WACKER, JR., and MARY WACKER, his wife,

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 78,000.00

hereby certified.

All of which

*W. J. [Signature]*  
*Am Attorney at Law*  
*Applied for*

DEED-PLAIN WARRANTY (29)

258-1703 1116.28  
Deed

LOUIS G. WACKER, JR., and  
MARY WACKER, his wife,  
103 South Lakeview Drive,  
Gibbsboro, New Jersey, 08026

-TO-

NICHOLAS DI VENTURA, ETUX  
Plaza 70, Route 70,  
Marlton, New Jersey, 08053

Dated April 7, 1978

Received in the Register of Deeds

Office of the County of Camden

on the 11th day of April

A. D. 1978 at 9:37 o'clock in

the forenoon, and recorded in Book

3552 of DEEDS

for said County, on order

*Charles W. [Signature]*  
887c

REGISTER OF DEEDS  
AND MORTGAGES  
CAMDEN COUNTY

*Route 212 L*  
*Greenway Shopping Center*  
*Route 73*  
*Waco, Belton, TX*  
*08029*

Q 1037

OLD PLAIN WARRANTY, 1911

Blankenshaw & Sons Co., Printers of New Jersey Local Papers, Camden, N. J.

# This Indenture,

BOOK 1233 PAGE 211

MADE THE

day of April in the year of our Lord one thousand nine hundred and forty-five

Between Charles S. Hollinger and Mary E. Hollinger, his wife, of the Borough of Gibbsboro, County of Camden and State of New Jersey, party

of the first part, and Louis G. Wacker and Georsanna Wacker, his wife, of the Borough of Gibbsboro, County of Camden and State of New Jersey, party

of the second part

Witnesseth, That the said party of the first part, for and in consideration of the sum of one thousand nine hundred and fifty dollars, (\$1950.00)

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, their heirs and assigns, ALL THAT CERTAIN tract or parcel of land situate at Gibbsboro, County of Camden, and State of New Jersey,

BEGINNING at a spike in the center line of Gibbsboro and Milford Road, said spike being set also in the center line of a canal crossing said road, said point being also corner to lands of "Lady of Mt. Carmel Church", and extending thence (1) South thirty-seven degrees and five minutes East (S 37° - 05'E) along the center line of the aforementioned canal and by the aforementioned lands a distance of two hundred ninety-five and eighty-eight one-hundredths feet (295.88') to an angle in same; thence (2) South thirty-five degrees and thirty-five minutes West (S 35° - 35'W) still along the same a distance of one hundred eighty-nine and four one-hundredths feet (189.04') to a point at the mouth of said canal at Little Pond or Clements Lake; thence (3) South thirteen degrees and forty-seven minutes West (S 13° - 47'W) and still along the aforementioned lands a distance of one hundred forty-eight and fifty-nine one-hundredths feet (148.59') to a marble monument below the dam, corner to lands of John Lucas & Company, Inc.; thence (4) up the said Clement Lake North seventy-six degrees and fifteen minutes East (N 76° - 15'E) eleven hundred and sixty-four feet and ninety-five hundredths of a foot (1164.95') to a stone in formerly Clement's line corner to Kepper; thence (5) along Kepper's line South fifty-seven degrees and ten minutes East (S 57° - 10'E) one hundred and eighty-one feet and six tenths of a foot (181.6') to a stone in said line corner to land now or late of Thomas Nicholson; thence (6) by Nicholson's other land South forty degrees West (S 40° W) three hundred and thirty-one feet and twenty-eight hundredths of a foot (331.28') to a large pine tree marked for a corner; thence (7) still by Nicholson's other land South seventy-three degrees and twenty-one minutes West (S 73° - 21'W) six 511

P. 6/18/47

hundred and twenty-nine feet and five-tenths of a foot (629.5') to a white oak tree marked for a corner; thence (8) still by the same North eighty-nine degrees and thirty minutes West (89° - 30' W) four hundred and seventy-four feet and fifty-five hundredths of a foot (478.58') to a stone corner to lands of John Lucas & Company, Inc.; thence (9) South one degree eleven minutes and thirty seconds East (S 1° - 11' - 30" E) along the lands of said Thomas N. Nicholas a distance of five hundred eighty-four and eighty-nine one-hundredths feet (584.89') to a stone; thence (10) South eighty-five degrees fifty-eight minutes and thirty seconds West (S 85° - 58' - 30" W) still along the aforementioned lands a distance of two hundred seventy-two and seventy-four one-hundredths feet (272.74') to a point in the easterly property line of Haddonfield Berlin Road; thence (11) North twenty-one degrees and two minutes West (N 21° - 02' W) along the easterly property line of said Road a distance of thirteen and twenty-one one-hundredths feet to a monument at the point of curve in same; thence (12) in a general northerly direction still along said east property line of said road and curving to the right with a radius of one thousand six hundred and eighty-six and twelve one-hundredths feet (1686.12') an arc distance of seven hundred fifty-seven and seventy-eight one-hundredths feet (757.78') to a monument at a point of tangency in same; thence (13) North four degrees and forty-three minutes East (N 4° - 43' E) still along said line a distance of four hundred sixteen and eighty one-hundredths feet (416.80') to a monument at a point of curve in same; thence (14) in a general northerly direction still along said line and curving to the left with a radius of one thousand five hundred ninety-five and eighty-eight one-hundredths feet (1595.88') to a spike set at the intersection of said easterly property line of Haddonfield-Berlin Road and the center line of Marlton Avenue; thence (15) North fifty-three degrees twenty-seven minutes East (N 53° - 27' E) along said center line a distance of fifty and seventy-seven one-hundredths feet (50.77') to a spike set at the intersection of said center line of Marlton Avenue with the center line of Gibbsboro and Milford Road; thence (16) North eighty degrees East (N 80° - 00' E) along the center line of Gibbsboro and Milford Road a distance of two hundred fifty-seven and one one-hundredths feet (257.01') to the place of beginning.

BEING the same land and premises which John Lucas & Company, Incorporated, a corporation of the State of Maryland, created and conveyed unto Charles S. Hollinger by deed dated April 8, 1916 and intended to be recorded herewith.





Conveying with all and singular the improvements  
to be made in the said premises, hereditaments and appurtenances to the  
same, together with any and every appurtenance, and the portion and share  
thereof, and the same, together with the portion and share thereof, and of every part  
and parcel thereof. And also on the estate, full title, interest, property, power  
of the said party of the first part, both in law and equity, of the said party  
appurtenances, and the same, together with the portion and share thereof, and of every part  
and parcel thereof.

It is hereby agreed and hold the said premises above described, with all and singular  
the hereditaments and appurtenances, unto the said party of the second part,  
his heirs, and assigns, to the only firm and lawful use,  
and behoof of the said party of the second part, his heirs,  
and assigns forever.

And the said party of the first part for \_\_\_\_\_  
do hereby covenant, grant and agree, to and with the said party  
of the second part, his heirs, and assigns, that if  
the said party of the first part, and his successors and assigns, all and singular  
the hereditaments and premises above described and granted, or mentioned and  
intended to be, with the appurtenances, unto the said party of the second part,  
his heirs, and assigns, against \_\_\_\_\_ the said party  
of the first part, and his successors and assigns, and against all and every  
other person or persons whomsoever lawfully claiming or to claim the same,  
or any part thereof, or from or under it, then or any of them,  
shall and will \_\_\_\_\_ warrant and forever defend.

In Witness Whereof, the said party of the first part to these presents hath  
hereunto set his seal to be executed by the signature of its Vice-  
President, and caused its corporate seal to be hereunto affixed and attested by  
its Secretary,  
dated the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

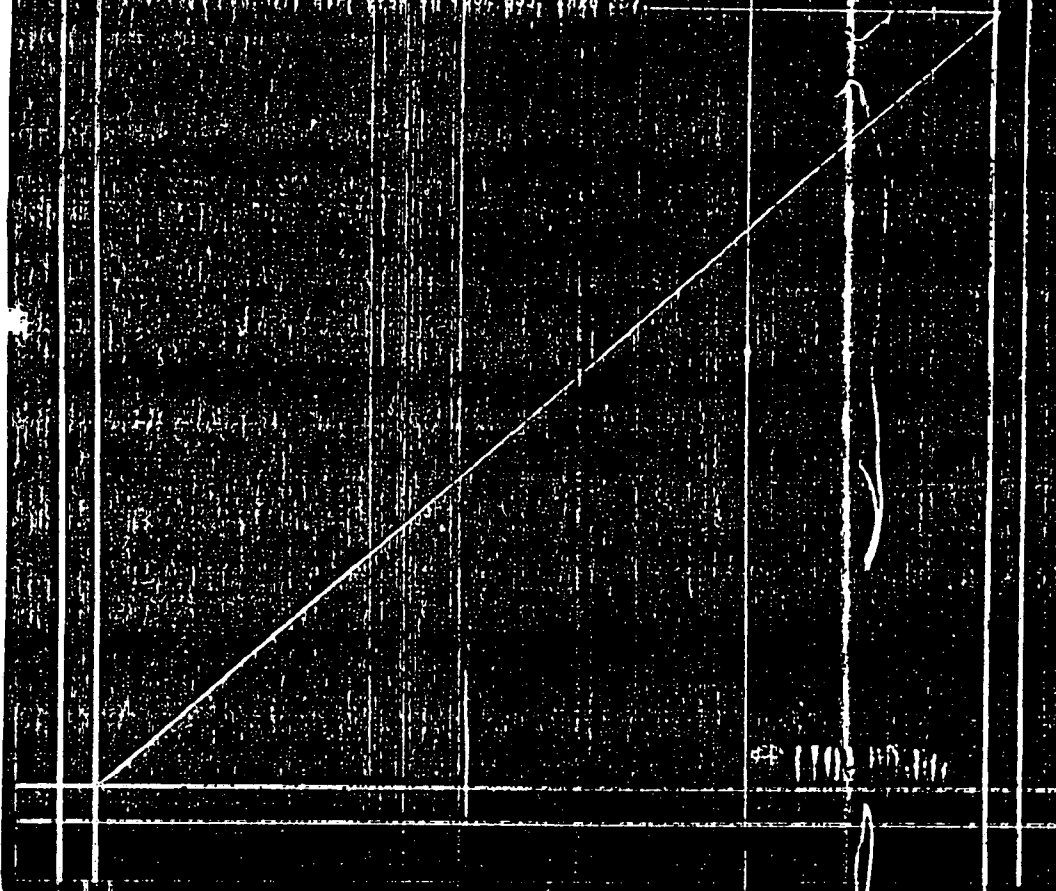


  
\_\_\_\_\_  
Vice-President

  
\_\_\_\_\_  
Secretary

WITNESSES

hundred and twenty-nine feet and five-tenths of a foot (629.51) to a white oak tree marked for a corner; thence (8) still by the same North eighty-nine degrees and thirty minutes West (89° - 30' W) four hundred and seventy-six feet and first five hundredths of a foot (476.851) to a stone corner to lands of John Lucas & Company, Inc.; thence (9) South one degree eleven minutes and thirty seconds East (S 1° - 11' - 30" E) along the lands of said Thomas H. Nicholson a distance of five hundred eighty-four and eighty-nine one-hundredths feet (584.891) to a stone; thence (10) South eighty-five degrees fifty-eight minutes and thirty seconds West (S 85° - 58' - 30" W) still along the aforementioned lands a distance of two hundred seventy-two and seventy-four one-hundredths feet (272.741) to a point in the easterly property line of Haddonfield Berlin Road; thence (11) North twenty-one degrees and two minutes West (N 21° - 02' W) along the easterly property line of said Road a distance of thirteen and twenty-one one-hundredths feet to a monument at the point of curve in same; thence (12) in a general northerly direction still along said east property line of said road and curving to the right with a radius of one thousand six hundred and eighty-six and twelve one-hundredths feet (1686.121) an arc distance of seven hundred fifty-seven and seventy-eight one-hundredths feet (757.781) to a monument at a point of tangency in same; thence (13) North four degrees and forty-three minutes East (N 4° - 43' E) still along said line a distance of four hundred sixteen and eighty-one one-hundredths feet (416.811) to a monument at a point of curve in same; thence (14) in a general northerly direction still along said line and curving to the left with a radius of one thousand five hundred ninety-five and eight-eighth one-hundredths feet (1595.831) to a white oak at the intersection of said easterly property line of Haddonfield Berlin Road and the center line of Berlin Avenue; thence (15) North fifty-three degrees twenty-eight minutes East (N 53° - 28' E) along said center line a distance of fifty and seventy-seven one-hundredths feet (50.771) to a white oak at the intersection of said center line of Berlin Avenue with the center line of Gibbstown and Milford Road; thence (16) North ninety degrees East (N 90° - 00' E) along the center line of Gibbstown and Milford Road a distance of two hundred fifty-seven and one one-hundredths feet (257.011) to the place of beginning, being a portion of the land conveyed by John Lucas & Company, Inc., a Delaware corporation to John Lucas & Company, Inc., a Maryland corporation on August 2nd, 1945, recorded December 8th, 1945 in Book 832, Page 257.





# This Indenture,

BOOK 1107 PAGE 389

THIS day of APRIL in the year of our Lord one thousand nine hundred and FORTY-SIX

Between JOHN LUCAS & COMPANY, INCORPORATED, a Corporation organized and existing under the laws of the State of Maryland

of the first part, and

ARTHUR S. HOLLINGS, of Gibbstown, New Jersey

party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of

the sum of ONE DOLLAR and other valuable consideration

lawful money of the United States of America,

well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed and by these presents, grant, bargain, sell, alien, convey, release, confirm, unto the said party of the second part, and assigns, ALL

THAT CERTAIN tract or parcel of land situated at Gibbstown, County of Camden, and State of New Jersey,

beginning at a stake in the center line of Gibbstown and Millford Road, said stake being perhaps in the center line of a canal crossing said road, said point being also corner to lands of "Lady of Mt. Carmel Church", and extending thence (1) South thirty-seven degrees and five minutes East (S 37° - 05' E) along the center line of the aforementioned canal and by the aforementioned lands a distance of two hundred ninety-five and eighty-eight one-hundredths feet (295.88') to an angle in same; thence (2) South thirty-five degrees and thirty-five minutes West (S 35° - 35' W) still along the same a distance of one hundred eighty-nine and four one-hundredths feet (189.04') to a point at the mouth of said canal at Little Pond or Clements Lake; thence (3) South thirteen degrees and forty-seven minutes West (S 13° - 47' W) and still along the aforementioned lands a distance of one hundred forty-eight and fifty-nine one-hundredths feet (148.59') to a marble monument below the dam, corner to lands of John Lucas & Company, Inc.; thence (4) up the said Clement Lake North seventy-six degrees and fifteen minutes East (N 76° - 15' E) eleven hundred and sixty-four feet and ninety-five hundredths of a foot (1164.95') to a stone in formerly Clement's line corner to Kepper; thence (5) along Kepper's line South fifty-seven degrees and ten minutes East (S 57° - 10' E) one hundred and eighty-one feet and six tenths of a foot (181.6') to a stone in said line corner to land now or late of Thomas Nicholson; thence (6) by Nicholson's other line South forty degrees West (S 40° W) three hundred and thirty-one feet and twenty-eight hundredths of a foot (331.28') to a large pine tree marked for a corner; thence (7) still by Nicholson's other land South seventy-three degrees and twenty-one minutes West (S 73° - 21' W) six

R.4/15/46

State of New Jersey

County of Essex

1944

1233 1214

day of June

that I, the undersigned, do hereby certify that on the 12th day of June 1944, the undersigned authority before me, the undersigned authority

personally appeared Charles S. Hollinger and Mary E. Hollinger

who, I am satisfied, are the brother and sister of the above named or conveyed and I having first made known to them the contents hereof signed, sealed and delivered the same as their voluntary act and deed. All of which is hereby certified.

Notary Public for New Jersey  
My Commission Expires May 1, 1945

*Robert W. Water*

Charles S. Hollinger,  
et ux.

TTC

Notary Public, et ux.

*W. H. Hollinger*

Dated April 15, 1945

Notary Public

Office of the County of Essex, New Jersey

on the 15th day of June

1945

at the County of Essex, New Jersey

the 15th day of June

1945

at the County of Essex, New Jersey

the 15th day of June

1945

at the County of Essex, New Jersey

the 15th day of June

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at the County of Essex, New Jersey

the 15th day of June

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at the County of Essex, New Jersey

the 15th day of June

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at the County of Essex, New Jersey

the 15th day of June

1945

at the County of Essex, New Jersey

the 15th day of June

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*W. H. Hollinger*  
Notary Public

June 18-47 ac11187711

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof; And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances;

Do have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said party of the first part, their

heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said party of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, their heirs and assigns, against them the said party of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

SHALL and WILL  
forever DEFEND

WARRANT and

In Witness Whereof, the said party of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Charles S. Hollister (H.S.)  
James B. Hollister (H.B.)

